2014I-00096, Approximately 99 Quebec Street

Public Comments

E-mailed to Denver Planning Board

May 4, 2015

SAMUEL J. STOORMAN & ASSOCIATES, P.C.

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April 27, 2015

VIA E-MAIL
(rezoning@denvergov.org)(marybeth.susman@denvergov.org)(dencc@denvergov.org)

Denver Planning Board

RE: Rezoning Application #20141-00096

Dear Planning Board Members:

Fifteen years ago my wife and I moved into the Park Heights development at 135 South Poplar Street intending to live in a residential somewhat suburban setting, yet still close to the advantages of the city. The area and its contiguous projects were touted as a single family neighborhood without commercial development. In fact, the diorama at the sales center confirmed that the area soon to be known as Boulevard One (demolished military accounting offices) would be developed as a park one day.

I understand that sometimes the needs of a community change; however, in making those changes it is crucial that we not lose sight of the mission that was the re-development of the air force base in the first place.

From what I understand, the area immediately west of Quebec is now being potentially projected with an Urban Center type zoning. Please do not do that to the community we have built together. Both Quebec and Alameda are so overburdened already. It is impossible to go anywhere in the immediate area during multiple hours each day. I cut through the Hilltop and Crestmoor neighborhoods to get home now (as many others have begun to do), and there are traffic jams that back up on those side streets (even without the additional traffic contemplated by an Urban Center zoning). The problem will only get worse. Has anyone asked honestly where the users/occupants of Boulevard One will park their vehicles? Even if you proceed with the proposed plan, how will you attract retail or office tenants if there is no place for their patrons to park? How will you attract two car families to live in the housing? Unfortunately, people do not use RTD as you may be urging; the RTD website statistics bear this out. They don't ride their bikes to work sufficient to alleviate the congestion this zoning will cause. I urge you to think this through again.

From: Susan
To: Rezoning - CPD
Subject: Oppose Rezoining Application #20141-00096
Date: Monday, May 04, 2015 2:23:27 PM

As a resident of Mayfair for 36 years (when all my friends wanted to be in the suburbs) I can't state strongly enough that you should turn down this proposal. If you turn Denver neighborhoods into one big high rise, then you will change the character of Denver in a very unsavory way. Of course you will push problems down the road for future generations to take care of. Please don't let this happen.

Best, Susan Shamos

From: David Mitzner
To: Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Subject: Proposed Lowry Rezoning
Date: Thursday, April 30, 2015 6:00:30 PM

I am a long time resident of Lowry and have closely followed the proposed development of the old Buckley Annex. I strongly oppose the Lowry Redevelopment Authority's request to rezone a large part of the parcel as Urban Center zoning--like that which is destroying Cherry Creek. Lowry is a residential neighborhood that is not compatible in any way with the proposed rezoning.

The LRA has engaged in almost no public out reach regarding this new proposed zoning. In 2007-2008, when the LRA consultants conducted a charade of public engagement, the resulting "plan" was overwhelmingly opposed by the surrounding neighbors. Now, the LRA has brought forward a proposed rezoning that would go beyond the designs and the plans in the 2008 Plan which were opposed by so many 7 years ago and has not even bothered to go through the charade of listening to the public. The arrogance of the LRA in proceeding in this manner is, unfortunately, in keeping with the way the LRA has operated in recent years.

The LRA application is rife with factual misstatements and deliberately misleading statistics. If you should approve the application knowing there are these kinds of serious problems with the application, you will have failed to perform your duties as Planning Board members.

Sincerely,
David T. Mitzner

From: pierson98@comcast.net
To: Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Subject: Boulevard One: Rezoning Application for C-MX-5 Zoning -- lack of community input
Date: Thursday, April 30, 2015 11:35:33 PM

April 30, 2015

RE: Pending Lowry Redevelopment Authority ("LRA") Rezoning Application for C-MX-5 Zoning on Boulevard One

Dear Denver Planning Board members, Councilwoman Mary Beth Susman and Denver City Council,

The purpose of this letter (email) is to comment specifically on the lack of community input to the LRA's rezoning application for the eastern portion of Boulevard One.

I have been a resident of Park Heights since early 2000, when my family and I built a home and moved in. At first I was optimistic about a scheduled meeting regarding the proposed rezoning that I attended on February 11, 2015, with Steve Charonneau acting as the Mediator. The general public was not invited to this "Mediation".

THE MEDIATION NEVER HAPPENED.

Three concerned Lowry residents attended the "Mediation" -- Chris O'Connor, William O'Rourke, and I. The "Mediation" consisted of the LRA (represented by Monty Force) telling us what the LRA intended to place on the site. The three of us voiced our concerns -- the same concerns residents have been raising about this project for many years. And nothing happened. There was no attempt to address our concerns -- the "Mediation" was really just a briefing and provided no new information. Both Ms. O'Connor and Mr. O'Rourke sent followup letters to the Mediator/LRA regarding issues to, well, mediate, but those letters were not answered. Instead, the Mediator sent Ms. O'Connor a one page summary from Monty Force (LRA) which did not respond to the many very specific questions and suggestions that she raised in her letter.

Interestingly, at the "Mediation", when I asked Monty Force why the setback along Quebec went from 35 feet to 0 feet and suggested that perhaps 20 feet or so would at least be a compromise, Mr. Force replied that the City of Denver Planning Board refused to allow any setbacks at all along Quebec, and that the LRA could not do anything about it.

Unfortunately, I have attended this type of LRA meeting (whether styled as

a mediation, hearing or meeting) since at least 2008. The common theme in these meetings is that the LRA informs residents of its plans, and then largely fails to respond to the very legitimate concerns of the residents, which include health, safety and welfare. In fact, whenever I speak at these meetings, it is an unpleasant experience. My perception is that I am viewed as the "bad guy" who the LRA wishes would just go away. But the problem is that I live here.

Councilwoman Mary Beth Susman did not attend the February 11, 2015 "Mediation", although I understand that she is responsible for setting it up.

In the present Rezoning Application, please be aware that the LRA's pages of Exhibits demonstrating outreach to the community on the specific zoning proposal before this Board are disingenuous. The community was shut out.

Sincerely,

Elizabeth Lund
203 South Pontiac Street
Denver, Colorado 80230

The plan I saw does not allow for any setback off of Quebec. Please do not turn the face of our neighborhood into a concrete jungle. Nowhere else within miles of Boulevard One will you find the size and type of building being proposed, right up against the sidewalk right-of-way. It does not fit with everything else going on in Lowry or east Denver. It will begin to look like the face of 1st Avenue/Steele Street in Cherry Creek. It is the antithesis of what was promised in 2000 and why we live in Lowry.

Please do not change the character of our homes, lives and community. Come up with a compromise that will lower the height of the buildings, create greater parking, leave a buffer to the street, and finish the Lowry re-development as it was originally intended and promised: as a sprawling semi-suburban lifestyle within what we still think is a pretty great city. I don't want to move to the suburbs. Thank you.

Very truly yours,

Samuel J. Stoorman

cc: lowryunitedneighborhoods@gmail.com

CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT

Following a vote of the Registered Neighborhood Organization, please complete this form and email to **rezoning@denvergov.org**. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at **rezoning@denvergov.org** or by telephone at 720-865-2974.

Application Number	20141-00096
Location	99 Quebec St
Registered Neighborhood Organization Name	Lowry United Neighborhoods
Registered Contact Name	Christine O'Connor
Contact Address	144 S. Ulster St.
Contact E-Mail Address	lowryunitedneighborhoods@gmail.com
Date Submitted	April 27, 2015

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization was held on April 27, 2015, with 39 members in attendance.

With a total of 39 members voting,

3 voted to support (or to not oppose) the application;

36 voted to oppose the application; and

0 voted to abstain on the issue.

It is therefore resolved, with a total of 39 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

oppose Application # 20141-00096 .

Comments:

Rezoning Applications may be viewed and/or downloaded for review at:
www.denvergov.org/Rezoning

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Denver, Colorado 80206-5806
Telephone (303) 399-5200 • Facsimile (303) 399-5203

April 28, 2015

SENT VIA ELECTRONIC MAIL ONLY

Ms. Julie Underdahl, Chair, Denver Planning Board
Mr. Andy Baldyga, Vice Chair, Denver Planning Board
Mr. Jim Bershof, Member, Denver Planning Board
Ms. Shannon Gifford, Member Denver Planning Board
Ms. Brittany Morris Saunders, Member, Denver Planning Board
Mr. Joel Noble, Member, Denver Planning Board
Ms. Susan Pearce, Member, Denver Planning Board
Ms. Arleen Taniwaki, Member, Denver Planning Board
Mr. Frank Schultz, Member, Denver Planning Board
Mr. Chris Smith, Member, Denver Planning Board
Denver Planning Board
Webb Municipal Office Building
201 West Colfax Avenue, Rooms 4.F.6 and 4.G.2
Denver, Colorado 802025329

Councilwoman Marybeth Susman
1437 Bannock Street, Rm. 451
Denver, Colorado 80202-5390

Re: Pending Lowry Redevelopment Authority ("LRA") Rezoning Application for C-MX-5 Plan.

Dear Board Members and Councilwoman Susman:

I am a resident of the Park Heights subdivision within Lowry which is located adjacent to the Boulevard One development.

You have before you the 83-page Rezoning application of the LRA. Beginning at Page 49 of such application is an 8-page Exhibit F, entitled "Community Outreach." I enclose another copy of such exhibit for your reference.

Such exhibit references the February 11, 2014 meeting hosted by the LRA for four RNO's located adjacent to the affected Boulevard One mixed use parcel. I attended the meeting as a representative of Lowry United Neighborhoods.

The meeting was moderated by Steven A. Charbonneau, Executive Director of Community Mediation Concepts, a Longmont, Colorado firm engaged by the City, ostensibly to help find "common ground" between the goals and concerns of the LRA and the affected RNO's. At such meeting, serious concerns were raised by the RNO

representatives regarding the current lack of setbacks in the pending rezoning application for C-MX-5 plan, the apparent "density at all costs" approach of the LRA to the development of Boulevard One, and the serious lack of sufficient parking to accommodate the mix of uses planned for the Boulevard One Development.

There was never any attempt nor desire on the part of the LRA to discuss these stated concerns or possible compromises to the pending rezoning application. Mr. Montgomery Force, the Executive Director of the LRA could barely contain his disdain for the concerns raised in the meeting. From his demeanor, this event was clearly a waste of his valuable time, and my strong suspicion is that the meeting was held only because the "powers that be" within the City required the LRA to make the effort. In fact, this meeting was pure "window dressing," to provide a paragraph or two of fluffy narrative in the LRA's current rezoning application regarding its proactive "community outreach."

Following such meeting, I followed up with Mr. Charbonneau, summarizing the concerns raised, and requesting timely and appropriate feedback to our stated concerns. A copy of my correspondence is attached.

I have had absolutely no response to such request.

Please do not take the LRA's representations regarding its "outreach" to the affected neighborhoods at face value. There has been none. We are viewed by the LRA as a pesky and ultimately politically marginalized nuisance.

Please do not "rubber stamp" the LRA's rezoning application. We are realistic and expect the Boulevard One parcel to be fully developed, but with responsible development that seeks to blend such development with the long-standing and stable single-family neighborhoods located adjacent to such development.

If you have questions or desire further feedback, please contact me at your earliest convenience.

Respectfully,

William H. O'Rourke

cc: Christine O'Connor
Elizabeth Lund

e:\Lowry Redevelopment Issues\Corres\Denver Planning Board Letter.1\Tuesday, April 28, 2015

Exhibit F

Community Outreach

This Exhibit summarizes and lists the community meetings and other events at which the Lowry Annex/Boulevard One Redevelopment Plan, GDP and zoning were discussed and developed. Because the proposed C-MX-5 with waivers zone area is the mixed-use heart of Boulevard One, it was considered and discussed at most of these meetings.

The Lowry Redevelopment Authority hosted a project update meeting for four Registered Neighborhood Organizations adjacent to the mixed-use parcel on February 11. Discussion topics included infrastructure and construction phasing as well as zoning. Adjacent RNOs include the Lowry Community Master Association, Mayfair Park Neighborhood Association, Lowry United Neighborhoods and Crestmoor Park (Filing 2) Homes Association. In addition, all property owners within 200 feet of the mixed-use parcel have been invited to meet personally or talk with LRA staff about the project and proposed zoning in mid-February. The LRA is also meeting personally and in small groups with adjacent employers and employees, homeowner groups and other interested stakeholders.

A neighborhood newsletter with information about the mixed-use zoning application will be delivered to approximately 6,000 area households in early March.

Buckley Annex Redevelopment Planning
General Development Plan
Zoning (now Boulevard One)
Public Meeting Outreach
2006-2015

Date	Committee or Neighborhood Org	Place Time	# in attendance approx - does not include committee	Discussion Items
7/18/06	Homeless Assistance Providers/Public Benefit Conveyance screening workshop	DFAS Center a.m.	50	Buckley Annex closure, federally mandated screening procedures and timelines
2/12/07	BA Planning task force # 1	LRA evening	50	Informational and kick off meeting to establish goals and vision for plan
3/12/07	Combined task force # 2	LRA evening		
4/5/07	Housing task force	LRA	15	Discussed application from Homeless

	# 1	evening		Assistance Provider
4/11/07	Planning task force # 1	LRA evening	30	Discussed goals of plan
4/19/07	Combined task force # 3	LRA evening	50	Review of conceptual plan alternatives and shared perspectives on options
6/4/07	Housing task force # 2	LRA evening	25	Discussion of full housing spectrum
6/13/07	Combined task force # 4	LRA evening	75	Review updated market & transportation research; presented refined plan alternatives; alternatives reviewed and perspectives shared
6/26/07	Housing task force # 3	LRA evening	30	Continued discussions of housing spectrum and homeless assistance
7/11/07	Homeless Housing public hearing & open house	Eisenhower Chapel evening	150	Recommendations presented for 1.5 acre site for mixed income rental complex of up to 80 for-rent units.
8/1/07	Combined task force # 5 & open house	Lowry Elementary School evening	200	Introduction of redevelopment plan; information of BRAC process and planned disposition of property
8/22/07	Transportation task force # 1	LRA evening	60	Discussion of traffic studies and related impact issues
9/4/07	Transportation task force # 2	LRA evening	60	Continued research and discussion of transportation issues
9/6/07	Combined task force # 6	Machebeuf High School evening	250	Redevelopment plan reviewed; discussion of remaining challenges and plan enforcement with an undetermined developer
9/27/07	Planning/Disposition Subcommittee	evening		Redevelopment plan reviewed and impacts discussed
10/9/07	Lowry Community Advisory Committee	evening		Redevelopment plan reviewed and various elements discussed
10/10//07	Planning task force # 2	evening		Working session with task force members to reach a consensus on outstanding issues and balance opposing views
10/25/07	Planning/Disposition Subcommittee	evening		Report from 10/10 task force working session and further discussion
11/14/07	Final BA Redevelopment Plan Public Comment Meeting	Montclair Academy evening	300	Final plan presented and reviewed; public comments gathered
12/18/07	Combined Planning/Disposition & Community	Eisenhower Chapel evening		Reviewed plan again with action taken to recommend submittal to AF and HUD

	Advisory Committees			
1/29/08	LRA Board of Directors	Eisenhower Chapel evening		Reviewed aspects of plan with action taken to submit the plan to AF and HUD
6/5/12	Lowry Community Advisory Committee	Eisenhower Chapel 5:30-7 pm	40	BA planning history, community planning process, development timeline, GDP plan process, site plan refinements Requested recommendation to submit GDP with refinements
6/13/12	Lowry United Neighborhoods	Village at Lowry 6:30-8 pm	60	BA redevelopment planning process, proposed, site plan refinements, proposed improvements to 1st Ave, proposed berm on 1st Ave, GDP process, DPS and projected BA student count, demo plans, development phasing
6/21/12	Planning/Disposition Subcommittee	Eisenhower Chapel 4-5:30 pm	25	Site plan refinements Requested concurrence of CAC recommendation to submit GDP with refinements
6/26/12	LRA Board of Directors	Eisenhower Chapel 8-9:30 am	25	Proposed site plan refinements Resolution approved to submit the GDP with refinements
7/10/12	Lowry Community Advisory Committee	CO Free U. 5:30-7 pm	75	Overview of site plan, sustainability framework (LEED ND), Proposed refinements to 1st Ave and berm, preliminary results of traffic study
7/19/12	Mayfair Park/Lowry West Neighborhoods	Village at Lowry 5:30-7 pm	32	BA redevelopment planning process, proposed site plan refinements, proposed improvements on 1st Ave, proposed berm on 1st Ave, GDP process, DPS and projected BA students
7/26/12	Planning/Disposition Subcommittee	Eisenhower Chapel 4-5:30 pm	20	DPS discussion of appropriate location of school for Mayfair Park and BA students, 1st Ave berm, Updated Traffic Study
8/16/12	Planning/Disposition Subcommittee	Eisenhower Chapel 5-6:30 pm	30	Transportation Update, Demolition, Project Schedule Update
8/28/12	LRA Board of Directors	LRA 8:30-9:30 am	20	Sustainability Program
9/4/12	Lowry Community	LRA	25	Transportation Update, Demolition

	Advisory Committee	5:30-7 pm		Project Schedule Update
9/20/12	Planning/Disposition Subcommittee	LRA 5-6:30 pm	15	GDP Overview and Process, Buckley Annex Transportation Plan
10/2/12	Lowry Community Advisory Committee	LRA 5:30-7:15	30	GDP Overview & Process, Buckley Annex Transportation Planning
10/18/12	Planning/Disposition Subcommittee	LRA 5-6:15 pm	15	GDP Update and CCD Comments, First Avenue Berm
10/23/12	LRA Board of Directors	LRA 8:-9:30 am	25	GDP Update
11/13/12	Lowry Community Advisory Committee	LRA 5:30-7:30 pm	40	GDP update and CCD comments; First Ave berm, DPS Update; Overview of CCD zoning code
12/4/12	LRA Board of Directors	LRA 8-9:30 am	35	GDP update that CCD requested additional traffic counts; design guidelines addendum for Buckley Annex still to come; zoning suggestions to come from CCD then for public comment; DPS plan to be in place when needed
12/11/12	CCD required public meeting	Eisenhower Chapel 6-8:30 pm	150	GDP review; public comment and Q/A session; open house period to look at the plan and ask questions
12/18/12	Open house sponsored by Councilwoman Susman	Temple Emanuel 6:30-8 pm	100	Open house format with discussion of the various elements of the GDP at stations around the room
2/5/13	Lowry Community Advisory Committee	Eisenhower Chapel 6-7:30 pm	100	Open House format with questions/discussion at stations around the room, a public comment period, discussion among the CAC with action to recommend that the LRA Board approve the updated GDP
2/26/13	LRA Board of Directors	LRA 8:30-10 am	15	Discussion and action taken to move forward with submittal of the GDP (public comment made by 5 attendees)
3/19/13	LRA Board of Directors	LRA 8:30-10 am	4	GPD status update was given that the presentation to the Denver Planning Board was moved from 3/20/13 to 4/3/13
4/24/13	Planning/Disposition Subcommittee	LRA 5-6:15 pm	1	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex
5/7/13	Community Advisory Committee	LRA 5:30-7 pm	3	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex (public comment made from 1 attendee)
5/21/14	LRA Board of	LRA	0	Educational discussion on CCD

	Directors	8-10:00 am		zoning code and proposed zoning for Buckley Annex
6/20/13	Planning/Disposition Subcommittee	LRA 5-6:30 pm	1	Action taken to recommend the approval of the proposed zone districts (public comment was answered in the discussion prior to action taken)
7/9/13	Community Advisory Committee	LRA 5:30-7 pm	0	Action taken to recommend that the LRA Board approve the proposed zone districts
7/23/13	LRA Board of Directors	8-10:00 am	9	Resolution passed to submit a zoning application for the proposed 5 districts with conditions for Buckley Annex (5 public comments given)
8/27/13	LRA Board of Directors	8-9:00 am	6	Zoning update that additional meetings will be done with Registered Neighborhood Organizations (RNOs) (5 public comments given)
8/27/13	Mayfair Park RNO	LRA 6-7:30 pm	10	Overview of zoning; discussed 1st Ave.; price points & lot sizes; alleys opening to 1st Ave.; choice of Urban rather than Urban Edge
9/3/13	Community Advisory Committee	LRA 5:30-7:00 pm	0	Zoning update for proposed LRA parking standards added as a condition to the zoning submittal pursuant to direction from the LRA Board; Park Heights neighbors have voiced concerns about the location of the DHA site and 10' setbacks
9/10/13	Crestmoor Park/CRL	LRA 4-6:00 pm		
9/13/13	Crestmoor/CCD Traffic		8	1st Ave. & traffic patterns through Crestmoor
9/18/13	Lowry United Neighbors RNO	Village at Lowry 6:30-8 pm	30	Overview of zoning; pedestrian connection with Park Heights; DHA site location; rear setbacks adjacent to Park Heights; accessory dwelling units
9/19/13	Planning/Disposition Subcommittee	LRA 5-6:00 pm	5	Action taken to recommend modifications to the proposed zoning with 1) relocate DHA site to the west; 2) remove the option for accessory dwelling unit from U-SU-B1 district; 3) change rear setback to 20' because there is no alley nor rear-loaded garages in the U-SU-B district (public comments were taken during the discussion with the subcommittee

				members regarding action taken)
10/1/13	Community Advisory Committee	LRA 5:30-7pm	5	Action taken to accept the modifications to proposed zoning with 1) relocation of DHA site; 2) eliminate alleys in U-SU-B1 district; 3) eliminate accessory dwelling units in U-SU-B1; and 4) eliminate accessory dwelling units in U-SU-A1 (3 public comments were given)
10/2/13	Crestmoor I and II RNOs	Crestmoor II private residence 6-7:30 pm	7	Building heights; density; transportation
10/14/13	CCD Traffic/Mayfair Park/Crestmoor	LRA 4-5:30 pm	6	Discussed 1st Ave.
10/22/13	LRA Board of Directors	LRA	1	Discussed modifications to previously presented zoning recommendations 1) DHA relocation to the west with townhomes east of them and extending single family on the southern edge by an addition 2-3 lots; 2) eliminate accessory dwelling units for districts U-SU-A and U-SU-; 3) no alleys on the southern edge so rear setback set at 20 feet; adding a condition for parking standards that reflect what has been used at Lowry from the old zone code and also having the LDRC examine and ask for more parking on a case by case basis for each project. The Board approved a resolution to move forward with the zoning submittal as presented with these modifications
1/28/14	LRA Board of Directors	LRA 8:30-10 a.m.	1	Discussed and took action to authorize removing the increased parking condition/waiver from zoning applications due to lack of support from CDP. The one public comment was very opposed to this action.
2/4/14	Community Advisory Committee	LRA 5:30-7 p.m.	0	Informed the committee of the lack of support from CPD regarding the increased parking condition/waiver included with zoning applications and the authorization from the board to remove this condition from the applications. Committee was

				disappointed with the CPD's lack of support, but were comfortable that increased parking standards would be addressed at Boulevard One via the Boulevard One Design Guidelines.
5/6/14	Community Advisory Committee	LRA 5:30-7 p.m.	0	Discussion and action taken to recommend approval of modification to C-MX-5 zoning application to 1) use overlay district for height restrictions 2) remove First Avenue Residential from C-MX-5 and use GRH-3 zoning and 3) remove community park from C-MX-5 application. CPD will designate this as private open space.
5/20/14	LRA Board of Directors	LRA 8-8:45 a.m.	0	Discussion and action taken to recommend approval of modification to C-MX-5 zoning application to 1) use overlay district for height restrictions 2) remove First Avenue Residential from C-MX-5 and use GRH-3 zoning and 3) remove community park from C-MX-5 application.
6/4/14	Denver Planning Board	Webb Building 5th floor 3:30 p.m.		Public hearing for U-SU-A, U-SU-B and G-RH-3 (north) applications. All approved unanimously (9-0).
6/24/14	LRA Board of Directors	LRA 8-9:00 a.m.	0	An update report was given that the first 3 zoning applications had been unanimously approved by the Denver Planning Board on June 4.
6/24/14	Denver City Council Land Use and Transportation Committee	Denver City and County Building 10:30 a.m.		Meeting regarding U-SU-A, U-SU-B and G-RH-3 (north) applications. Committee moved applications to Denver City Council.
7/1/14	Denver Mayor-Council Committee	Denver City and County Building 10 a.m.		Briefing regarding U-SU-A, U-SU-B and G-RH-3 (north) applications.
7/21/14	Denver City Council	Denver City and County Building		First reading for U-SU-A, U-SU-B and G-RH-3 (north) applications. Council published public hearing.

		5:30 p.m.		
8/25/14	Denver City Council	Denver City and County Building 5:30 p.m		Public hearing for U-SU-A, U-SU-B and G-RH-3 (north) applications. Approved 12-0 with one absent member.
9/17/14	Denver Planning Board	Webb Building 5th floor 3:30 p.m.		Public hearing for G-RH-3 application. Unanimous recommendation (9-0) for City Council approval.
10/15/14	Denver City Council Neighborhoods and Planning Committee	Denver City and County Building 10:30 a.m.		Meeting regarding G-RH-3 application. Unanimous vote (7-0) to move to Denver City Council.
10/20/14	Denver City Council	Denver City and County Building 5:30 p.m		First reading for G-RH-3 application. Council published public hearing.
10/21/14	Denver Mayor-Council Committee	Denver City and County Building 10 a.m.		Briefing regarding G-RH-3 application.
11/17/14	Denver City Council	Denver City and County Building 5:30 p.m		Public hearing for G-RH-3 application. Approved (meeting minutes not posted as of 12/23/14).
2/11/15	Adjacent RNOs (Lowry Community Master Association, Lowry United Neighborhoods, Mayfair Park Neighborhood Association, Crestmoor Park (2nd Filing) Homes Association	8:45 a.m. LRA office		Construction update Zoning update C-MX-5 zoning application

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February 17, 2015

SENT VIA ELECTRONIC MAIL AND UNITED STATES, FIRST CLASS MAIL
Steven A. Charbonneau, Executive Director
Community Mediation Concepts
839 Pendleton Avenue
Longmont, CO 80504

Re: February 11, 2015 Facilitated Meeting with Lowry Redevelopment Authority and Neighborhoods Affected by the Boulevard One Development (the "Boulevard One Development").

Steve:

Thank you for taking my call yesterday afternoon. As you heard at the February 11, 2015 "update" meeting with Montgomery Force, Executive Director of the Lowry Redevelopment Authority (the "LRA"), and noted in your email yesterday, most of the established residential neighborhoods located adjacent to the Boulevard One Development are concerned about three primary issues as respects the LRA Development:

- **The current lack of any setbacks to the planned commercial development along Quebec Street and First Avenue**. Given the five-story maximum height allowance and zero setbacks along the eastern boundary and portions of the northern boundary of the Boulevard One Development, these very busy but well laid out streets will become a visual eyesore and fast moving "canyon" that will irreparably change the character and ambiance of Lowry. To that end, we would propose the creation of a Planned Unit Development (PUD) that would allow for thirty five (35) foot setbacks all along Quebec Street and First Avenue to reduce the building mass along our main streets.

- **The apparent "density at all costs" approach to the Boulevard One Development**. Since the early phases of pre-development, the fair market values, and thus profit margins, on all of the components of the Boulevard One Development have increased dramatically. With respect, we believe that Boulevard One could now meet and exceed its profit models with substantially less density than the current plan, and which would also reduce the significant negative impacts on traffic congestion and lack of sufficient parking associated with the current plan. We would propose the lowering of the maximum height to three (3) stories or 45 feet throughout the "mixed use" areas, which would then lower the aggregate number of units.

- **The Lack of Sufficient Parking to Accommodate the Mix of Uses Planned for the Boulevard One Development**. In our meeting, Mr. Force clearly stated that he was not opposed to the minimum of two (2) off-street parking spaces per unit, but was precluded by Denver for establishing such minimums in the Boulevard One application.

  We understand that the current Design Guidelines for parking in Boulevard One are as follows:

  RESIDENTIAL OFF-STREET PARKING GUIDELINES
  Single Family 2 off-street spaces per lot
  Detached Accessory Dwelling 1 off-street space/unit
  Duplex 2 off-street spaces per unit
  Row House 2 off-street spaces per unit
  Multifamily 1.5 off-street spaces per unit

  COMMERCIAL PARKING GUIDELINES
  Office 2 spaces for every 1,000 (gross) square feet
  Retail 5 spaces for every 1,000 (gross) square feet
  Eating/Drinking 5 spaces for every 1,000 (gross) square feet

With respect, we request that the Design Review Committee increase the Multifamily Design Guideline to a minimum of two (2) off-street parking spaces per unit, and, most importantly, we request that the LRA agree to include contractual covenants in all future sales contracts for affected lots, and to include restrictive covenants in all conveyances of such affected lots, to require a minimum of two parking spaces for every unit throughout Boulevard One (except Accessory Dwellings), regardless of whether such lot is to be developed as an apartment, town house, row house, live/work unit, DHA housing or single family residence.

If Mr. Force and the LRA are serious about incorporating the valid concerns of surrounding and affected neighborhoods regarding the Boulevard One Development, as required by law, then the requested contractual and deed restrictive covenants should absolutely present no problem.

You were brought in to help "facilitate" a positive discussion and approach to bridging the differing values and priorities of the LRA and the affected neighborhoods. Securing some real consensus on the above issues would go a long way towards solving these very real problems. It has taken a while, but clearly the frustration level with a growing critical mass of residents insures that the battles will be long and costly for both sides if such a consensus cannot be reached.

In addition to the foregoing, we certainly support the discussion surrounding providing a traffic signal at the intersection of Cedar and Quebec, as originally contemplated in the Master Plan for Lowry's redevelopment, and in providing a "left turn only" signal, turning north from First Avenue to Quebec Street.

Please contact me if you have any questions regarding the foregoing.

Sincerely,

William H. O'Rourke

cc: Ms. Christine O'Connor (email only)
Ms. Elizabeth Lund (email only)
Mr. Montgomery Force (email only)

e:\Lowry Redevelopment Issues\2015 Lawsuit Against Denver Planning Board/Corres/Charbonneau Letter.1\February 17, 2015

From:	Gerald Mahan
To:	Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Cc:	Christine O"Connor
Subject:	Planning Board
Date:	Thursday, April 30, 2015 3:52:03 PM

To Whom it May Concern,

I **oppose** Rezoning Application # 20141-00096.

I do support reasonable smart redevelopment in east Denver.

In the 2008 Plan, we were promised a 35 foot setback from the Right-of-Way.

It now has been eliminated. (Quote from the 2008 Plan: To provide an attractive edge to the redevelopment and to buffer the impact of the Quebec Street traffic, a minimum 35' landscaped setback shall be provided from the Quebec Street R.O.W. to any future buildings.)

The proposal does **not** further the health, public welfare and safety of you and your neighbors.

Sincerely,

Gerald Mahan
7472 e. 5th Ave.
Denver, Co. 80230

May 1, 2015

Planning Board

201 W Colfax

Denver, CO 80202

My family and I live in Hilltop at 510 Grape Street. We spend the majority of our daily activities in and around east Denver. We are active neighborhood members and work diligently to support and enhance our community.

I was motivated to write this letter because of some of the social media postings I have seen about development at Boulevard One. Lowry is one Denver's great neighborhoods. It has single-family homes, transitional homes and all forms of affordable housing. There are grocery stores right next to mom-and-pop shops. An office park is abutted by a senior home and restaurants, while parks abound and neighborhood streets feed into larger arterials like Quebec and Monaco. What I have just described is why we want to live in this part of town and frankly many areas in Denver. The reason everyone wants to move back to the city is because we are balancing appropriate density with appropriate housing. Boulevard One is appropriate (medium) density with great housing surrounding the commercial/retail area.

We must move beyond the objections of the same group of people on every project. East Denver is being completed because Lowry is down to its final neighborhood. The vision of Lowry has enriched this entire part of Denver—we now drive and bike to Lowry rather than have all of the folks from Lowry driving to other parts of town.

Who could have imagined what the former Lowry former base would become many years ago? Today it is a neighborhood and its amenities are utilized by all surrounding neighborhoods. Please support the rezoning application for Boulevard One.

Thank you,

Bryan Blakely

510 Grape Street

Denver CO 80220

May 1, 2015

Ms Julie Underdahl, Chair
Denver Planning Board
201 W Colfax, Dept. 205
Denver, CO 80202

RE: Lowry rezoning

Dear Ms. Underdahl and Members of the Board:

I am requesting your support of proposed rezoning of the property located on the east side of "Boulevard One", which would provide for a combination of uses and building types along the Quebec/Lowry Boulevard corridor.

Thank you for your hard work and the work of the Board in making sense and finding clarity throughout the planning process. I recognize the easiest path may well be just to allow the creation of blocks of single family homes, or easier yet a large open park adjoining Crestmoor park to the west. Thanks for your recognition that planning is hard and serious work and your support of this rezoning application is appreciated.

Sincerely,

Silvia Comuzzi
NW Neighborhood Resident

April 29, 2015

Denver Planning Board
201 W Colfax Ave.
Denver, CO 80202

To Whom It May Concern:

I have lived in the Lowry neighborhood with my family for over ten years. First living in Officers Row, and now residing in the NW neighborhood. Our son attends school at Lowry, we enjoy living in Lowry and taking advantage of the all the amenities of a carefully planned community.

Our initial interest in Lowry was sparked when the former base was closed and we watched the Southeast neighborhood being built. Our initial hope was to move into the Southeast neighborhood but those lots were sold out, literally over night. We are fortunate to call the Northwest neighborhood our home as each successive neighborhood has built on the successes of the past and we are anxious to see the development of the last parcel, formerly known as Buckley Annex and now known as Boulevard One.

Previously, this property was occupied by a very large very unattractive government building with a mass of asphalt parking. It will be a great addition to have this land developed and added to the already successful mix of residential, commercial and recreational uses.

My family has chosen to live at Lowry because of its proximity to the center core of the city and the relatively low maintenance lifestyle. We like living in a city and not a suburb and our planning should reflect that preference. Specifically, by allowing this mixed use zoning you are provding the tools by which we can continue the great work already done in planning Lowry.

I request your support of the rezoning application I2014-00096, which will be presented to you on May 6th.

Thank you for your sincere consideration.

Sincerely,

Elaine Torres

7523 E 8th Pl

April 28, 2015

Denver Planning Board
Denver Community Planning and Development
201 W Colfax Avenue
Denver, Colorado 80202

RE: Denver Zoning Application 2014I-00096

Dear Planning Board:

I have been a resident of Lowry for over 8 years and have chosen Lowry as home for my family and the location for my business. I appreciate the mixed use and diversity of housing, retail and office opportunities at Lowry as well as the wonderful recreational and park amenities. As a native New Yorker, I know density and this isn't dense in fact, Lowry is a perfect balance with just enough urban without making Lowry another "subdivision" and just enough suburban without making Lowry a "pavement jungle".

I have been impressed by the significant community outreach and careful planning that has gone into making Lowry a model redevelopment project. I urge your support of this rezoning application which is another piece in making Lowry a wonderful place.

Sincerely,

Dr. Sheryl Gonzalez
Lowry Business Owner and Resident

April 25, 2015

Denver Planning Board
201 W Colfax, Dept. 205
Denver, CO 80202

RE: Boulevard One rezoning

Dear Members of the Board:

I am requesting your support of the rezoning of property located at 99 Quebec Street, application I2014-00096.

I have lived in Lowry and/or Mayfair for the past 20 years. I am supportive of this rezoning. I appreciate that the height will be stepped back a bit from Quebec, where applicable. I also appreciate the extra parking provided for our wonderful community library. I look forward to the additional retail opportunities and the community amenities.

Planning is that at plan for the future, not a plan for what is right now. The Lowry Reuse Plan has been about vision, and balancing that vision with the surrounding communities. I believe in the process and collaborative solutions presented for your consideration.

I respectfully request your support of this rezoning request.

Sincerely,

Gina Spicola
7593 E 8th Place

Denver Planning Board
201 W. Colfax
Denver, CO 80202

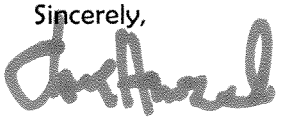
To Whom It May Concern:

As a Lowry resident, please accept this letter in support of Application #00096 at Boulevard One. I moved to Lowry over 10 years ago because we want to raise our family in an urban environment with exceptional life style. Our kids have grown up in Lowry and we our family has thrived in a neighborhood that has all types of housing, all types of scale and appropriate density. We did not want to live in a single-family suburban neighborhood. We bought into the smart growth planning that Lowry Redevelopment Authority promised—and the promise has been realized.

I am frustrated when I hear neighbors object about traffic and density. From the first neighborhood to Boulevard One, all parts of Lowry have mixed-use, multi-story buildings. Our town center has an office park, hangars (now housing a museum and storage facility) and all types and scale of housing. We do not have a density problem. We do not have a traffic issue. We live in the city and have all the challenges and benefits that come along with that choice.

Boulevard One is the culmination of many years of planning. We have heard and learned about Boulevard One at every phase of the project. There should be mixed-use on Quebec. We need more restaurants and services and do not want to see 70 acres of single-family homes. We love Lowry, please support this application and let LRA finish what they have started.

Sincerely,



Chris Hanzel
7683 E. 8th Place

April 30, 2015

Councilwoman Mary Beth Susman
1437 Bannock Street Room 450
Denver, Colorado 80202

RE: Boulevard One Rezoning

Dear Councilwoman Susman:

I am writing to you again in support of a rezoning in my neighborhood. As a resident of Lowry, I have followed closely the conversations of my neighbors regarding the merits and potential demerits of the redevelopment of the "Boulevard One" property. As a long time resident, I understand the concerns of traffic and congestion and the unknowns that redevelopment of this scale present. I appreciate the hard work of the City planning office and the Lowry Redevelopment Authority for their vision and foresight in the planning efforts of this project.

I support this application because it will be a superbly master planned mixed use community, which will be governed by design guidelines. The density potential under this zoning, which Is is significantly less than its many would find optimum for this site, will provide the perfect balance to the build out of single family residences proposed as the single family residents to the south and southeast.

The mix of uses, the density, the enhancement of our park system and multimodal options all are provided with the first step of creating the palette the underlying zoning to make it happen I urge your support.

Sincerely,

Eric Neumann

Eric Neumann
7954 E 9th Avenue

April 24, 2015

Denver Community Planning and Development

201 W Colfax Avenue

Denver, Colorado 80202

RE: Denver Planning Board Lowry Rezoning

To whom it may concern:

Please support the rezoning application for Lowry Redevelopment Authority. I live in an adjacent neighborhood but me and my family utilize the many amenities offered at Lowry daily. I am thankful for such a thoughtful and planned community adjacent to ours – so much better than Stapleton in my opinion.

I like to shop at the shops and enjoy the parks with my kids. I know the task to try and please everyone is an impossible task but I believe that the plan that calls out a mix of uses, of heights, of densities with design guidelines is very forward thinking and the best part of planning.

Please support this application 2011-00096.

Sincerely,

Barbara Askenazi

715 Niagara St.

April 28, 2015

Ms. Julie Underdahl, Chair
Denver Planning Board
201 W Colfax, Dept. 205
Denver, CO 80202

RE: Denver Rezoning Application 2014I-00096

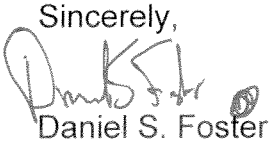
Ms. Underdahl and Members of the Board:

I am requesting your support of the rezoning application of the Lowry Redevelopment Authority, #2014I-00096. I live in the Southwest neighborhood of Lowry, immediately to the Southeast of the property which is the subject of this application.

I have lived in Lowry for over a decade and I am a long time resident of East/Southeast Denver. I support infill development as I feel that the redevelopment of the existing City reinvigorates the entire City and makes it sustainable for the future. I support this specific rezoning application because it provides the framework to allow a great and sustainable development ot occur, which will complement the existing neighborhoods surrounding it.

As a resident which is very close to this proposed redevelopment project, I have heard the concerns of some of my close I neighbors as well as of those citizens who you see routinely opposing any and all development. The plan moving forward is not stagnant it provides for the future accommodation of the needs and wants of our community and the community at large. A thriving retail sector, mixed and varied housing options and an ongoing commitment to connectivity and open space. I strongly recommend your consideration and support of this applicaton before you on May 6th, 2015.

Sincerely,



Daniel S. Foster
7424 E Cedar Ave

April 23, 2014

Denver Planning Board
201 W Colfax, Dept. 205
Denver, CO 80202

RE: 2014I-00096

Dear Planning Board:

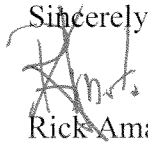
My house is located in the Mayfair Park neighborhood adjacent to Lowry I have lived in and around Lowry for the past 15 years.

I wholeheartedly support the requested zoning change for Lowry Annex/Boulevard One. The entire Lowry development has brought the neighborhoods of East Denver together and provided a lower scale alternative to Cherry Creek. Many times a month I recognize a week goes by without having to go more than one mile in any direction. I like the mixed housing options and how Lowry has integrated all types of housing into the neighborhood seamlessly. Who knew there was transitional housing at Lowry? I bet the thought of it brought out the masses when Lowry was originally being planned.

Please support the thoughtful planning of the Lowry Redevelopment Authority and the City and County of Denver and vote for this rezoning application.

Thank you.

Sincerely,



Rick Amato
790 Krameria St.

From:	Diana S
To:	Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Cc:	lowryunitedneighborhoods@gmail.com
Subject:	Rezoning Application ##2014I-00096
Date:	Saturday, May 02, 2015 9:38:05 AM

Dear All;

I would like to inform you that I oppose Rezoning Application ##2014I-00096.

I do support reasonable smart redevelopment that fits east Denver but this rezoning does not do that.

Dense urban development is a huge mismatch for this area and additionally will create many related problems with traffic, parking and safety.

The Townhomes (2.5 -3 stories) along Quebec and 1st Ave. were promised in the 2008 Plan : (Specific quote from the 2008 Plan: “To provide a gradual transition to the existing residential neighborhoods, there shall be single-family-attached residences on the edges of the property near existing single-family residential uses.”)

Now the promised 35 foot setback from the Right-of-Way has been eliminated: (Quote from the 2008 Plan: To provide an attractive edge to the redevelopment and to buffer the impact of the Quebec Street traffic, a minimum 35’ landscaped setback shall be provided from the Quebec Street R.O.W. to any future buildings.)

Should it be that one thing is promised to allow for the development to get approved and underway; then only to have unscrupulous developers change the plan midstream to maximize profits at the stake of the neighbors and neighborhood? If this new proposal is approved you are sending a strong message to current and future developers that it is ok to put a reasonable plan in place and fool the public and public officials and then change the plan mid stream to much denser capacity and get away with it. Let us not allow greed to spoil a great neighborhood for the benefit of a very few.

Thank you for your consideration.

Best regards,
Diana Strong

From:	Gina Marie Febbraro
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Opposition to #20141-00096
Date:	Saturday, May 02, 2015 11:47:45 AM

Hello.

I live at 151 S Rosemary St and strongly oppose rezoning application 20141-00096. This is a residential neighborhood with many schools and children. We don't want more density, traffic, and parking problems resulting from the rezoning.

We have enough problems with speeding cars and a lack of pedestrian-safe walkways as it is.

Sincerely,
Gina Febbraro

From:	Schaffer, Michael
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Buckley Annex
Date:	Saturday, May 02, 2015 12:51:20 PM

Dear Sirs:

I am concerned about the rezoning and construction in the Buckley Annex project. When I moved to 40 S. Quebec Way (just east and across Quebec from the previous Air Force financial center) in 2000 I was told by my Village Homes representative that there would not be construction at the area now termed Buckley Annex. I was told that the area was a water retention pond and prevented the land to be used for new construction.

When there is a significant rainstorm approximately 2-3 times per year a pond fills on the property just across from the Bayaud greenbelt and just North of the Park Heights housing community and then slowly drains over the next 3-5 days. I have asked but have never seen a certified plan/document that addresses this issue and states the present water drainage system will be adequate to drain the water after the water retention pond area is filled in with construction. During heavy rain storms I have seen Quebec St. be overrun with water even causing manhole covers to lift off their sites. I am concerned that the present water drainage system will be inadequate to drain the water resulting in flooding of the local communities.

Michael S. Schaffer, MD
Clinic Medical Director
Cardiology, Children's Hospital Colorado
13123 East 16th Avenue, Box 100 | Aurora, CO 80045
Phone: (720) 777-2942 | Fax: (720) 777-7290
michael.schaffer@childrenscolorado.org

From:	Thomas Zeiler
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	We oppose Rezoning Application #20141-00096
Date:	Saturday, May 02, 2015 2:02:51 PM

Dear Planning Board,

We oppose Rezoning Application #20141-00096 for the Buckley Annex (Boulevard One), and we hope our Councilwoman, Marybeth Susman, and the rest of the City Council tale note. The zoning simply does not fit the neighborhood, and we fear the application will turn our neighborhood into part of a transit hub. We are not downtown Denver!

Please put in the residential and very moderate commercial spaces, rather than the planned high buildngs, and do not stick us with parking, density, and traffic problems.

Sincerely,

Tom and Rocio Zeiler
156 South Rosemary Street
Denver, CO 80230

From:	ctlin1@comcast.net
To:	Rezoning - CPD
Cc:	marybethsusman@denvergov.org; dencc - City Council
Subject:	No Urban Center zoning for Buckley Annex: I oppose Rezoning Application #20141-00096
Date:	Saturday, May 02, 2015 2:19:48 PM

Dear Planning Board
I understand that there is a proposal to zone Buckley Annex (Boulevard One) as Urban Center zoning.

I strongly oppose this zoning. As a resident of Southwest Lowry, I am already stuck in the traffic on Quebec and Monaco Streets and Alameda Avenue. Adding high density residences and businesses per the Urban Center plan will dramatically impact what is already a difficult situation. The anticipated density, traffic and parking problems that come with this plan are unacceptable. Please do NOT permit this proposal to go forward.

CT Lin
Resident of Lowry
Bayaud Avenue

From:	kelly.swartzendruber@comcast.net
To:	Rezoning - CPD
Cc:	marybeth.susmam@denvergov.org; Jason Swartzendruber; dencc - City Council
Subject:	Leave lowry alone -no big buildings
Date:	Saturday, May 02, 2015 2:20:27 PM

Hello,

I have lived in the Denver and Lowry area for 12 years now. I have put up with the fact it has become busier over the years. However, I am extremely disappointed to hear about the rezoning plan in application #20141-00096. This type of zoning, in this area of town, it does not make sense. It is not downtown, it is not a transit hub, and it is miles from future light rail locations. Better yet, I don't wanted to become this way, ever.

We need zoning that fits the current neighborhood, which is at most, additional housing. We don't need buildings that are more than 2 to 3 stories at most.

I completely oppose rezoning application #20141-00096. Rethink your zoning plans if you don't want to continue to lose people to the suburbs. Don't ruin our safe haven of great neighborhoods with in a great city in the great state of Colorado.

Thank you,

Kelly Swartzendruber
Lowry concerned citizen

From:	Haughleigh@aol.com
To:	Rezoning - CPD
Cc:	marybethsusman@denvergov.org; dencc - City Council
Subject:	Boulevard One
Date:	Saturday, May 02, 2015 5:45:53 PM

Denver Planning Board

As a resident of the Lowry community I am vehement in my opposition to Rezoning Application #20141-00096. The building heights and densities it permits would seriously degrade the quality of life the area now enjoys. It's past time for the desires of residents to be given a voice equal to that of planners, developers and others with their own reasons for promoting the overbuilding of our established neighborhoods.

Doug Hacker
339 Quebec St #3
Denver 80220

From:	Amy Plitnick
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council
Subject:	Urban Center Mixed Use
Date:	Saturday, May 02, 2015 6:26:23 PM

I am sending this email to let you know as a homeowner in the Lowry neighborhood I strongly oppose Rezoning Application #20141-00096. Please find rezoning that fits our neighborhood. This nice portion of east Denver is not downtown, not a transit hub, and is miles from any future light rail. I have lived here for 13 years and do not want to see any large scale construction project such as the one being proposed.

Sincerely,

Amy L. Plitnick

From:	Donna Collins
To:	Rezoning - CPD
Cc:	Marybethsussman@denvergov.org
Date:	Saturday, May 02, 2015 8:02:35 PM

We oppose Rezoning Application #20141-00096. Please find a zoning that fits the neiborhoods around it. We are not downtown and is not a transit area. We are miles from the future light rail. This plan will surely take away from the area we live in.

Donna Collins
Charles Huckaby
167 Pontiac St. Denver, Co 80220

From:	Stephanie Ruybal
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Opposition of Rezoning Application #20141-00096
Date:	Sunday, May 03, 2015 7:07:08 AM

To Whom It May Concern:

I oppose Rezoning Application #20141-00096 and ask that you find zoning that fits my neighborhood.

I live on the northeast corner of E. Alameda Avenue and S. Quebec Street and am a Civil/Structural Engineer who has studied traffic patterns enough to know that S. Quebec Street is not designed to support the current traffic patterns, much less those of a more densely populated area. This area of east Denver is not a transit hub and is miles from future light rail so I question how you plan to support the traffic and parking issues that will result from an Urban Center Five Story Mixed Use zoning.

Until the current traffic issues along S. Quebec Street between Leetsdale Drive and Martin Luther King Jr. Blvd are resolved, I strongly oppose this Rezoning Application that would increase traffic in an already congested area along S. Quebec Street.

Thank you,

Stephanie S. Ruybal P.E.
7309 E. Byers Avenue
Denver, CO 80230
ss.ruybal@gmail.com
Phone: 303-818-8579

From: Eric Steinberg
To: Rezoning - CPD
Cc: marybeth.susman@denvergiv.org; denvercc@denvergov.org
Subject: Rezoning Application #20141-00096
Date: Sunday, May 03, 2015 8:39:47 AM

I move to Denver some 33 years ago from LA. I understand density and that financially infrastructure has to trail the increase of density. However LA is an excellent example of poorly planned growth.

Growth brings with it many challenges and those challenge are far more desirable than the alternative of decline.

Growth must be managed properly and you can not be enticed and blinded by the unlimited possibilities of revenue. Growth must be balanced with the quality of life that has attracted so many to Colorado and, more specifically, the Metro Denver area.

Every city has its core downtown. This area is extremely dense and easily lends itself to many forms of mass transit.

As you move out from this core area there may be one or mini downtowns, each with its level of density.

Cherry Creeks is such an area, however without proper planing, parking, transit, etc., it could end up driving people away rather than attracting them. Think suburban flight.

Neither Lowry nor Stapleton qualify as mini downtowns. To treat them as such is reckless. Lowry's initial zoning for density and height is well thought out and appropriate for the area.

The only two things severed by the proposed new zoning is the lining of developer's and others' pockets and if densely populated with retail the allure of sales tax revenue. However the goal of tax revenue would evaporate if you drive people out of the area.

To say I'm strongly opposed to the proposed rezone is putting it mildly.

As I once ask Mayor Hickenlooper, "Have you ever met a development project you didn't like?"

I ask you the same thing.

Don't be foolish and destroy the thing that has lead us to the prosperity we are now enjoying. Thoughtful planning and the quality of life that springs from it.

Strike down this rezoning request.

Best regards,

Eric Steinberg
(Lowry residence since 1998)

From:	Gretchen Keefer
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council
Subject:	Oppose Rezoning Application #20141-00096
Date:	Sunday, May 03, 2015 9:53:05 AM

After having a closer look at the plans for the Buckley Annex, I agree that the proposed Urban Center will make my life in Lowry too crowded and too complicated. Too much traffic in too small an area. I moved to Lowry to avoid downtown and Cherry Creek and the hassle that comes with those neighborhoods.

Please revisit the proposal to find a better solution that fits a neighborhood and not a city center or downtown. Lowry has been such a great example of how to do it well and I fear it will all be lost with this new development.

Thank you for your kind consideration,

Gretchen

From:	Jason Swartzendruber
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning app 20141-00096
Date:	Sunday, May 03, 2015 10:29:34 AM

Dear planning board,

We oppose rezoning 20141-00096. This is not a downtown. Not a transit hub.
Myself my wife, and ALL of our friends in the neighborhood feel the same way.

Thank you
Jason Swartzendruber

Sent from my iPad

To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning Application #20141-00096
Date:	Sunday, May 03, 2015 10:36:26 AM

As a resident of SW Lowry, I am in opposition to the above referenced rezoning application. Please consider rezoning that fits the adjacent neighborhoods. We are not a transit hub or a downtown area, and we are not near a light rail station.

Thank you,

Jeanette Wotkyns
7880 E Ellsworth Ave

From:	Zachary Chekho
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	No to "Urban Center Zoning" in Denver
Date:	Sunday, May 03, 2015 10:38:13 AM

As a long time resident of the Mayfair Park neighborhood, I oppose Rezoning Application #20141-00096.

We are not downtown, we are not a transit hub and we are many miles from future light rail.

I have commuted to the tech center for over 20 years and I can tell you that our roads cannot handle the capacity required for such dense zoning. Both Monaco blvd and Quebec st serve as major thoroughfares and this increased load on our infrastructure is untenable.

Along with all of our neighbors, we mindfully moved into this neighborhood due to lower density, quiet streets and larger yards. This proposed zoning change stands to destroy these neighborhoods, lower property values and drastically change the character of the surrounding neighborhoods.

I expect the zoning board to listen to the wishes of the citizens and not to the interests of big money.

Sincerely,

Susan Johnson
7149 E. 4th Ave
Denver, CO 80220

From:	Southhilltop shna
To:	Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Cc:	"Reuben shna"; lowryunitedneighborhoods@gmail.com
Subject:	Rezoning Application ##2014I-00096
Date:	Sunday, May 03, 2015 11:03:09 AM

South Hilltop

c/o 331 S. Krameria St.
Denver, CO 80224-1239
303-399-0087

Alameda
Holly
Monaco
Leetsdale Dr.

Mission:
To Support Neighborhood Communication

Neighborhood Association SHNA

May 3, 2015

Dear Sirs,

Reference: Zoning application #20141-00096 by the LRA for C-MX-5 with waivers

1. ***We oppose Rezoning Application ##2014I-00096.***
2. We support reasonable smart redevelopment that fits east Denver
3. "Dense urban character" – a goal of this Urban Center zoning – is not appropriate here
4. The proposal does not further the health, public welfare and safety or you and your neighbors
5. The proposed zoning is not compatible with lack of transit in east Denver and single family residential areas adjoining the site
6. Townhomes (2.5 -3 stories) along Quebec and 1st Ave. were promised in the 2008 Plan : (Specific quote from the 2008 Plan*:*

"To provide a gradual transition to the existing residential neighborhoods, there shall be single-family-attached residences on the edges of the property near existing single-family residential uses.")

7. The promised 35 foot setback from the Right-of-Way has been eliminated: (*Quote from the 2008 Plan:*

"To provide an attractive edge to the redevelopment and to buffer the impact of the Quebec Street traffic, a minimum 35' landscaped setback shall be provided from the Quebec Street R.O.W. to any future buildings.)

We ask you to please consider the citizens of Denver, especially those of us living within the immediate area of this proposal.

We ask you to deny the LRA's C-MX-5 Urban Center Zoning application.

Sincerely,

Re’uben Drebenstedt, President

www.southhilltop.org

c/0 331 South Krameria St. Denver, CO 80224

From:	Judy Tisdale
To:	Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Subject:	Opposition of rezoning application #20141-00096
Date:	Sunday, May 03, 2015 9:24:39 PM

Dear Planning Board:
We moved to Winston Downs about 20 years ago. We previously lived across from City Park in the South City Park neighborhood. We endured more building going on around us on East Colfax and streets around there. Our once quiet neighborhood was growing with more apartments and high rises being built. We got tired of having customers to businesses
part in front of our house -- not allowing a parking spot for us -- the homeowner.

We adamantly oppose more building due to rezoning of the above application. We don't want the area along Quebec and the area around Mt Gilead Church to be filled with condos and high rise apartment buildings. Single family homes fit in the neighborhood and that's what should be allowed.

Please do NOT allow the rezoning of this parcel of land. Thank you.

Sincerely,

Delbert and Judy Tisdale
529 S Magnolia Ln
Denver, CO 80224

From:	Joanna Hambidge
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc@denvergiv.org
Subject:	Opposition to Rezoning Application #20141-00096
Date:	Sunday, May 03, 2015 9:32:55 PM

Please listen!!!!
I live in Lowry and do not want canyon like buildings along Quebec blocking our view of the mountains. Lowry Boulevard is already very busy. I came to live at Lowry for the peace, not the congestion. Please do not change the character of our neighborhood.
Thank you,
Joanna Hambidge

From:	Julie Jacobs
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council; lowryunitedneighborhoods@gmail.com
Subject:	Oppose rezoning app #20141-00096
Date:	Sunday, May 03, 2015 10:13:40 PM

To whom it may concern,
Please be advised our family is strongly opposed to the proposed rezoning at Quebec & Lowry (Buckley Annex) and the proposed rezoning of Mt. Gilead church property at 195 South Monaco. We have lived in our Winston Downs home for 27 years because of it's great neighborhood. With Lowry development, we've seen such an increase in traffic on Alameda, Quebec and Monaco that it is difficult to get in or out of the neighborhood. With the two proposed rezonings, the roads will not be able to support the traffic. I waited for 53 cars to pass on Friday rush hour before I could turn left on Virginia street off Quebec to get home. It's intolerable now. It's unimaginable what it will be like if you don't stop the proposed rezoning plans.

We ask you to work and find a development plan that fits our neighborhoods and maintains the integrity and safety of our community. We are unique and not interested in being like the central downtown area, nor being a transit hub.

Thank you kindly for your strong efforts to do what is best for the existing neighborhoods.

All the best,
Julie

The Jacobs family
417 south Pontiac Way
Denver 80224
303 377-7101
Jrj80224@gmail.com

From:	BARRY HOCHSTADT
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Opposition to Rezoning Application
Date:	Sunday, May 03, 2015 10:28:07 PM

We are opposed to the Rezoning Application #20141-00096. Please find a more appropriate zoning that fits this residential neighborhood. In particular, we feel structures should not exceed 3 stories. We do not have easy transportation to the downtown area, and no light rail is planned in the near future.

Sincerely,

Dr. And Mrs. Barry Hochstadt

Sent by me.

From:	Rob Tregenza
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Opposition for Rezoning Application #20141-00096
Date:	Sunday, May 03, 2015 10:52:45 PM

Please find zoning for these huge projects that fits our neighborhoods! East Denver is NOT downtown, nor a transit hub and is miles away from any future planned lightrail.

PLEASE DO THE RIGHT THING.

Sincerely,
Rob Tregenza
443 S. Oneida Way , Denver CO 80224

From:	Barbara Manter
To:	Rezoning - CPD
Subject:	rezoning application #20141-00096
Date:	Sunday, May 03, 2015 10:58:13 PM

I oppose this rezoning. Please find zoning that fits our neighborhood. This portion of East Denver is not Downtown, it is not a transit hub, and is miles away from light rail. This application is not appropriate for the people who live here.

Thank You.

From:	Amy Turino
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning Application #20141-00096
Date:	Sunday, May 03, 2015 11:00:19 PM

Dear Planning Board,

I am writing to you in opposition of the Urban Center Five Story Mixed Use Zoning that is coming to your docket this Wednesday May 6th. I am a resident of the Mayfair Park residential area and am appalled by the recent redevelopment that has been changing the landscape of East Denver in the past months.

East Denver is NOT downtown, it is NOT a transit hub and is NOT in the pathway of future light rail expansion. East Denver is one of the last vestiges of quality family housing to be found in Denver. The Urban Center Mixed Use zoning is great for young professionals in Downtown but is not appropriate for the established residential areas of East Denver.

I strongly urge you to deny Rezoning Application #20141-00096 to allow for a plan that is better suited to this area of Denver. Development needs to consider the impact on residents who already occupy the space, not just the pockets of those financing the dream.

Thank you for your time and consideration,

Amy

Amy Turino, PhD
7144 E 4th Ave
Denver, CO 80220
303-547-6808

From:	Nancy Sharp
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council
Subject:	Oppose Urban Center Plannning
Date:	Sunday, May 03, 2015 11:13:00 PM

I am strongly opposed to Rezoning Application No. 20141-00096 as it will negatively impact the Lowry neighborhood, causing more traffic and congestion, and less open space. This is not Downtown Denver and should preserve its different feel. Please find zoning more palatable to our neighborhood.

Sent from my iPhone

From:	JimmyJ06@comcast.net
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council
Subject:	Rezoning Aplication #20141-00096
Date:	Sunday, May 03, 2015 11:21:23 PM

To whom it may concern,

I am totally opposed to the rezoning application #20141-00096. We on the East side are not downtown and do not wish to be a part of it. We already have enough problems with traffic and we are not built to handle more. We moved to the Montclair/Crestmoor area because of it's lovely and less traveled areas. Please do not ruin our neighborhood just because you want to expand city living.

James R. Jenkins
Long time resident of the Montclair
640 Newport St.

From:	Glenn Zazulia
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Comments regarding rezoning application 2014I-00096
Date:	Monday, May 04, 2015 12:36:14 AM

Dear Denver Zoning Planning Board Members,

I just learned of the hearing this week to consider rezoning application 2014I-00096 (Buckley Annex): an application by property owner's agent to rezone from O-1 to C-MX-5 w/waivers. I reviewed this application and also studied the Denver zoning map of the surrounding neighborhoods and then compared the zones w/ both the Stapleton and Cherry Creek areas. As a resident of the Lowry SW neighborhood, I am highly concerned by this rezoning application. When I moved with my family to Lowry 15 years ago, what attracted me was the neighborhood feel while being located about 15 minutes from downtown. While Lowry has some mixed-use areas, the established neighborhood areas are relatively quiet and safe, where kids play and regularly walk between our neighborhood along Bayaud Park and the Park Heights neighborhood, crossing at Quebec St., just south of the Buckley Annex area. When my children were much younger, of course, I didn't allow them to cross Quebec on their own since even now that street has a good bit of traffic, but older kids cross there regularly -- as do I and many others. There are two schools in the two neighborhoods on either side of Quebec in that area. Kids from my neighborhood regularly walk to Denver Academy of Torah, and others head the other direction to Lowry Elementary.

I see the construction & traffic along Steele St. in Cherry Creek, which is zoned C-MX-5, and I can't imagine kids crossing that street with all that traffic. As much as we all love Cherry Creek, I couldn't imagine raising a family right in the middle of that C-MX-5 zoned area. While some families might be ok moving into that environment, it feels like bait & switch to change the character of my neighborhood 15 years after many of us moved here. The thought that you are considering rezoning this Lowry section so close to my neighborhood and Park Heights to the same zone classification as Cherry Creek has me so concerned! Please don't approve this rezoning application! Even the existing Lowry Town Center, a bit further up along Quebec, is zoned B-3. Why should Buckley Annex, which is surrounded by residential areas be classified as an "Urban Center"? As defined on your website: " Urban Centers are found along major corridors, at transit station areas, and near and around downtown." This area in far-east Denver, almost to Aurora, is certainly not downtown and is certainly not a major transit hub. This zone classification doesn't belong here.

Please don't change the character of my neighborhood. Please reject this rezoning application.

Thank you for your time and consideration.

Sincerely,

Glenn Zazulia
SW Lowry neighborhood resident
303.351.1591

From:	Susie Zeylmaker
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning Application #20141-00096
Date:	Monday, May 04, 2015 7:24:41 AM

I oppose rezoning application #20141-00096.

Find a zoning that fits our neighborhoods.

This portion of east Denver IS NOT downtown, NOT a transit hub, and is MILES from future light rail.

Thank you,

S Zeylmaker
Homeowner in Mayfair Park

From:	CenturyLink Customer
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning Application #20141-00096
Date:	Monday, May 04, 2015 8:44:55 AM

Dear Rezoning People:

I was born into this wonderful quiet neighborhood in 1948. Your plan to put Cherry Creek East a few blocks from my home is appalling. The original Lowry Development plan did not call for such excessive density and it will ruin our quality of life here.

Most everyone I know believes that developers run this city. The fact that this rezoning change is even being considered seems to prove that point.

Please prove us wrong and restore our faith in democracy. **Reject Rezoning Application #20141-00096!**

Patricia Hoffman
493 Pontiac Street
Denver, CO 8022

From:	Christine Walravens
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council
Subject:	opposition to rezoning application #20141-00096
Date:	Monday, May 04, 2015 8:56:44 AM

I am writing to strongly **oppose urban center five story mixed use zoning for the Buckley Annex** (Boulevard One) site. The neighborhood is not equipped to handle additional traffic until plans are made to bring light rail or other excellent public transportation to the neighborhood. I would strongly encourage zoning that reflects the current low density feel of the surrounding neighborhoods.

Christine Walravens
463 S. Oneida Way

From:	Kip Wotkyns
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning Application #20141-00096
Date:	Monday, May 04, 2015 9:09:55 AM

Dear Zoning Authorities,

Rezoning ruined North Cherry Creek. Please don't do it again here. As a resident of SW Lowry, I am in opposition to the above referenced rezoning application. Please consider rezoning that fits the adjacent neighborhoods. We are not a transit hub or a downtown area, and we are not near a light rail station.

Kip Wotkyns
7880 E. Ellsworth Ave

From: Lindsay Berry
To: Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Subject: Opposition to Rezoning Application #20141-00096
Date: Monday, May 04, 2015 9:28:11 AM

Planning Board, I want to express my opposition to Rezoning Application #20141-00096 for the Buckley Annex. As a one year resident of Mayfair Park and a new mother, I greatly value the neighborhood feel of ours and the surrounding neighborhoods, particularly the safety, quiet, and absence of traffic. I ask that you find zoning that matches the current character of our neighborhoods and maintains its tranquility and family friendliness. I love living in my Denver neighborhood and plan to work and fight to keep it the neighborhood that I want my child to grow up in.

Sincerely,

Lindsay Berry

Mayfair Park Resident

From:	Ellen Lambert
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning App #20141-00096
Date:	Monday, May 04, 2015 9:48:43 AM

I oppose rezoning application #20141-00096. We need zoning that fits our neighborhood, not urban center zoning. East Denver is not downtown, not a transit hub and is no where near a light rail station. We already have traffic issues and the proposed rezoning will add more traffic and parking problems .Please preserve our neighborhood.

Thank you.
Ellen Lambert

From: Zoning – Development Services
To: Rezoning - CPD
Subject: FW: Buckley Annex (Boulevard One) Rezoning
Date: Monday, May 04, 2015 9:52:30 AM

Rezoning. Forwarded from DS/Zoning mailbox.

Paul G. Vadakin | Senior Plans Review Technician
Community Planning & Development | City and County of Denver
720.865-2979 | paul.vadakin@denvergov.org
DenverGov.org/CPD | @DenverCPD | Take our Survey

From: Ejlorimer@aol.com [mailto:Ejlorimer@aol.com]
Sent: Monday, May 04, 2015 9:12 AM
To: Zoning – Development Services
Subject: Fwd: Buckley Annex (Boulevard One) Rezoning

rezoning@ email bounced. I hope this arrives

From: Ejlorimer@aol.com
To: rezoning@denvergov.org, dencc@denvergov.org, MaryBeth.Susman@denvergov.org, milehighmayor@ci.denver.co.us
CC: Michael.sapp@denvergov.org, andreahaupert@gmail.com, margieandwallyv@gmail.com, gjkerwin@gmail.com, lda@earthnet.net

Sent: 5/3/2015 6:39:55 P.M. Mountain Daylight Time
Subj: Buckley Annex (Boulevard One) Rezoning

Re: Rezoning Application #20141-00096

Dear Mr. Mayor, Denver Zoning Planning Board and Denver CC:

I am strongly opposed to Urban Center zoning that is spreading like wildfire throughout Denver. The canyon-like buildings will change the environment, increase traffic, increase heating of the planet, increase pollution, tax our resources (fire, police, water, etc).

When the Denver Zoning Code was changed a few years ago, we were impressed that Denver seemed to care about retaining the integrity of existing neighborhoods. These past three years have seen Denver overbuild ant-farm, look alike rental units throughout the City and not even provide adequate parking per unit. Our open space (something that we who live in the West like) is dwindling. And these new rentals are not "affordable housing". It will take two incomes to pay the rent with space balloted to one vehicle which will increase the on-street parking and increase potential for theft, hail damage, etc and that leads to higher auto insurance for all of us. Or, does Denver want to push the entire auto industry out of Denver and all the related jobs?

There is no reliable public transportation and not everyone will afford renting a car to go to the mountains or doctors, etc. Believe me, after using Uber to DIA and being whacked with a 'surge' charge that doubled the quoted fare, I know for sure, I'll never use them again.

Cherry Creek is a place I no longer shop. I drive to Park Meadows. Cherry Creek has become an ugly, overbuilt area now. Too much glass that will increase use of energy, planet heating, cause bounce glare for drivers, etc. No parking and torn up streets that we taxpayers no doubt will be paying to re-pave, even though developer equipment is what ruined the streets. If I were one of the people who had bought a townhome there when the bungalows were torn down, I'd be pretty upset. It's no longer a neighborhood - it's a small downtown within the City. While I have heard that Councilwoman Susman feels everyone can walk, ride a bike and should live, work and play within a four-mile radius, it is not realistic. As a handicapped senior, I myself indeed cannot ride a bike or walk everywhere. I'm tired of the "get used to it, take it or leave it" attitude that prevails. It's insensitive and it is non-creative thinking. While I understand growth, I don't understand this build it and they will come at any cost ideal. Denver is not a green city any longer - oh, except for the marijuana which I assume is hopefully consumed so we'll not pay attention to the insanity surrounding the overbuilding here.

Lowry, Mt. Gilead area, Park Heights, Crestmoor are not transportation hubs, are miles from future light rail and the roads are not right for the increased traffic that will ensue, not to mention the resources and other impacts. Speaking of roads, who is the quality control for those? When our fairly new intersections and roads are already falling apart, it seems we are just doing 'enough to get by' and quality doesn't matter anymore so we spend and spend to put bandaids on our roads rather than doing right with quality materials. Follow the money...

I know Denver is landlocked and the only paradigm that this City feels will work is to raise property taxes and overbuild to the point of no open space left, but I beg you to get out of bed with the developers and remember who voted you into office. Oh, maybe the question is, do our voices even count anymore. It doesn't feel like it.

E. J. Lorimer
Denver Neighbor to all of us impacted by these zoning decisions near Lowry

From:	Jamie Harris
To:	Rezoning - CPD
Cc:	Leanna Harris; Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning application #20141-00096
Date:	Monday, May 04, 2015 10:12:01 AM

Planning Board,

First I would like to give our full support to Councilwoman Susman and we back her for the Lowry zoning changes which will increase density in our neighborhood.

We have lived in Lowry since 1998 and the Lowry Annex has been nothing more than an eye sore in our community for years. With the new development maybe we can support good local retailers and offer the community the option to live, walk, work and play without the use of cars. The Boulevard One project may not be perfect in every aspect but we welcome the improvements.

The ideas of “not in my backyard” and more sprawl needs to stop. Lowry is a great neighborhood that will be made better by the development of this project and the Mt. Gilead Church project.

Feel free to call me to discuss the issue, if needed.

Jamie Harris

ROI EQUITIES
Jamie Harris 303.619.0176

From: Leruth Davis
To: Rezoning - CPD
Subject: Re zoning
Date: Monday, May 04, 2015 10:30:18 AM

To the Planning Board.

I oppose the REZONING APPLICATION #20141-00096. Please find zoning that fits our neighborhoods. This portion of East Denver is not downtown, not a transit hub and miles away from future light rail.

Leruth Davis
6600 E. Exposition Avenue
Denver, CO 80224

Sent from my iPad

From:	Joann Kuhar
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Opposition to rezoning application #20141-00096
Date:	Monday, May 04, 2015 11:00:16 AM

To the Planning Board:

I am a ten-year home owner in the Mayfair neighborhood. I am appalled at the prospect of the change in rezoning of our neighborhoods in East Denver. I moved here to be NEAR Cherry Creek (3 miles) and downtown (5 miles). Convenient but NOT in the middle of large shopping areas or multi-storied apartments and condominiums.

I want to remind you that this is not a transit hub and is miles from future light rail. PLEASE find zoning that fits our neighborhood in East Denver. We do not want our neighborhood to become a Cherry Creek/downtown nightmare.

Sincerely,

JoAnn Kuhar
152 Newport Street
Denver, CO 80220

From:	Elizabeth Neid
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council; Jimmy Neid
Subject:	Rezoning Application #20141-00096
Date:	Monday, May 04, 2015 11:03:13 AM

It has come to our attention that the Urban Center zoning proposal, including an Urban Center five Story Mixed Use zoning for 18 acres at Quebec & Lowry Blvd. (Buckley Annex), followed by the identical Urban Center zoning at Buckley along Monaco Parkway goes to the Planning Board on May 6. In addition, there is a controversial proposal for rezoning of the Mt. Gilead Church property at 195 S. Monaco.

We are residents of SW Lowry, and will bear the impacts of these huge buildings along Quebec and Monaco, including the density, traffic and parking problems that come with the proposed development.

We strongly urge you to find zoning that fits our neighborhoods. This portion of east Denver is not downtown. It is not Cherry Creek. It is not a transit hub. And it is miles from future light rail.

Please respect our decision, lifestyle and investment. We have chosen to live in Lowry specifically because it is a less dense part of the city. Please keep the proposed “downtown-like” development out of our residential area.

Elizabeth and Jim Neid
75 South Quantum Street
Denver, CO 80230

From:	Brian Booms
To:	Rezoning - CPD; Susman, Mary Beth - City Council; dencc - City Council
Subject:	lowry rezoning
Date:	Monday, May 04, 2015 11:04:19 AM

An emphatic NO on any plans to allow high density hi-rise residential in or around Lowry -- Quebec, Monaco, and Alameda in that immediate area are already overburdened -- unless the goal is to make that quadrant the road rage capital of Colorado, I strongly suggest that future development be limited to single family homes and/or town homes.

Brian Booms
7949 East Ellsworth Avenue
Denver, CO 80230

303-537-5979

From:	Fannie Rose Oxman
To:	Rezoning - CPD
Cc:	dencc - City Council
Subject:	Rezoning Application #20141-00096
Date:	Monday, May 04, 2015 11:37:20 AM

If Rezoning Application #20141-00096 is passed, we and others who have lived for years in our George Washington Neighborhood as well as those residing in surrounding neighborhoods will realize what we have been ***missing*** all these years with only half-way tolerable traffic and parking issues. Now we will be experiencing much more traffic, much more drive time along Quebec. . .and also along Monaco, which already is a street to avoid during rush-hour. And add to that: no place to park.

However, what we will also be ***missing*** is a reasonable and satisfactory explanation of ***WHY.*** This portion of east Denver is not downtown, not a transit hub, and is miles from light rail. Unless, of course, this Rezoning Application #20141-00096 is to further facilitate the lining of the pockets of developers with yet more "Urban Centers" in the offing.

Fannie-Rose Oxman

From: JoanTroy
To: Rezoning - CPD
Subject: Stop Cherry Creek from heading east to Buckley Annex
Date: Monday, May 04, 2015 11:39:11 AM

I totally oppose the rezoning application #20141-00096. It does not fit our neighborhood, it is not downtown, not a transit hub and is miles from future light rail. The density, traffic, crime, overcrowding, safety will pose major major problems for our once beautiful area.

Joan Troy
183 So. Pontiac St, (Park Heights)

From:	Jon
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Urban Center Rezoning
Date:	Monday, May 04, 2015 11:41:11 AM

To all concerned,

I am opposed to higher density zoning for the Buckley Annex, and for all neighborhoods east of Cherry Creek. I moved here because it was low density.

We have enough traffic congestion during peak hours, and the density that the existing zoning allows has not even been reached. There are several projects to the south of Lowry that are being developed.

Please leave existing zoning in place.

Thank You,
Jon Camrud
Lowry resident.

From:	Karen Ashworth
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Oppose rezoning Application #20141-00096
Date:	Monday, May 04, 2015 12:26:48 PM

Please do NOT approve the above rezoning application and only approve zoning that fits our single family home neighborhood.

Thank you,

Karen and Scott Macfarlane
Neighbors

From:	Andrei Filipovich
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc - City Council
Subject:	Rezoning in Lowry (Boolevard One)
Date:	Monday, May 04, 2015 1:11:35 PM

Hello,

I, Andrei Filipovich, and my wife, Olesea Ceres, are home owners and residents at 209 Quebec St, Unit M, in Lowry. We are writing Planning Board to express our opposition to rezoning application #20141-00096.

We strongly believe that construction of high building in Lowry and Boolevard One project is unacceptable. It would not benefit our community and will create problems related to population density, strain on infrastructure, traffic and parking problems.

This neighborhood has nothing to do with the proposed urban character. Quebec street is already highly saturated and should not become a major corridor.

Thank you

Andrei Filipovich
Olesea Ceres

From:	Jim Feehan
To:	Rezoning - CPD
Cc:	Susman, Mary Beth - City Council; dencc@denvergove.org
Subject:	Rezoning application #20141-00096
Date:	Monday, May 04, 2015 1:59:01 PM

To whom it may concern:

As a resident of Lowry I am concerned and in opposition to the rezoning application #20141-00096. Quebec Street simply cannot bear more traffic in this area, specifically south of Lowry Blvd. I am not convinced the application adequately addresses density and parking and in addition what it will do to our westward view. Denver is not San Fran or New York nor do we want to be – find zoning that fits with our neighborhood. Not all of us wish to ride bikes and walk to work each day nor do we want Lowry to become another Cherry Creek.

Jim Feehan
PO Box 202319
Denver, CO 80220
(m) 720 201 5685

Bob and Cheryl Moody

122 South Locust Street

Denver CO, 80224

Denver Planning Board

201 W. Colfax Ave., Department 205

Denver CO 80202

Honorable Planning Board Members:

My wife and I live on the east side of Crestmoor Park with Boulevard One as our immediate neighbor across Monaco. We have lived here for nearly twenty years and have every intention of staying for another twenty. We have eagerly awaited the proposed redevelopment of the Lowry site. About the only things that would drive us away are old age or the lack of a financially feasible redevelopment of the site immediately behind us at Monaco and Cedar. We support the proposed redevelopment of that site by Metropolitan Homes and do not believe that single family development (per current zoning) can be financially successful at that Monaco location. The last thing we need is a disaster as exists further south on Monaco at Alameda. That is a subject for another day however.

We love our neighborhood and the park and have watched with interest the redevelopment of Lowry. We already make wide use of the Lowry area for shopping, dining and recreation; and we wait with great anticipation for a good restaurant within walking distance of our home. Despite having one of Denver's great parks as a front yard we look forward to the proposed retail, park and other amenities that Boulevard One will provide for us. We think this redevelopment can only benefit the entire Crestmoor neighborhood.

We have watched with interest the entire redevelopment of the Base and Boulevard One in particular. We have seen it transformed from something of an eye sore to a vibrant redevelopment and it is exciting to see the massive recycling operations, and now the installation of curbs and gutters, street paving and actual construction. We are big fans of urban mixed use development and applaud the developer's attention to detail and aesthetics. We also believe that an urban environment must include some increased density and sound land planning. We support the inclusion of some rental properties as in this day and age for sale condominiums are simply not being built (for a number of reasons that do not need to be the subject of this letter). My background is in commercial real estate and finance and I know from extensive research that rental properties are in vogue and in high demand, not only from

millennials but also my generation who no longer want the hassle of single family ownership. This is to say nothing of the fact that Denver as a land locked City cannot afford to have nothing but large single family homes. Density has to be part of the urban fabric. For these reasons we would also support relatively low density rentals on the site directly behind us.

We hear over and over concerns regarding increased traffic as a result of this development but I often wonder how much more traffic will be generated over and above the traffic from the several thousand employees who occupied the now defunct Air Force Finance Center.

We eagerly anticipate the new amenities and walkability of the proposed Boulevard One and look forward to being able to walk or cycle to the restaurants, shopping and small parks that are proposed. We applaud the efforts of both the City and the Redevelopment Authority and urge you to support this rezoning.

Yours Truly

Bob and Cheryl Moody

April 28, 2045

Denver Planning Board
201 W Colfax Avenue
Denver, Colorado 80202
Dear Members of Planning Board

Dear Denver Planning Board

This week you will be considering a rezoning application submitted by the Lowry Redevelopment Authority. This application is the result of a tremendous amount of planning and cooperation between the City, the LRA and the surrounding neighborhoods. Unlike a lot of applications before you, Boulevard One is a larger scale infill project with a greater number of constraints as well as opportunities.

There are a lot of factors tugging on this application. The Air Force, The City, The Neighbors, The Developers, profit, public good, open space, density, parking, sustainability , affordability, marketability, viability. Not one plan will make all or maybe even any happy but a plan that is thoughtful and provides the framework to create and add to an award winning community should be given the upmost consideration and approval.

I don't envy your job and am thankful for your willingness to volunteer your time to make this City better. Please recognize the importance of your support of this project and the tremendous amount of care and balance that has already gone into making this a project with something for everybody and something that will p*ss everybody off.

Please support.

Sincerely,

Nathan Waldschmidt
9970 E Walsh Pl

May 1, 2015

Denver Planning Board
201 W Colfax Avenue, Department 204
Denver, Colorado 80202

RE: Denver Rezoning Proposal 2014I-00096/support

Dear Members of the Denver Planning Board

I support Denver Rezoning Proposal 2014I-00096. I live in the northwest neighborhood of Lowry and have for the past 7 years. Prior to living at Lowry I lived in Hilltop. I like living in East Denver and I know these neighborhoods. I also invest in real estate and I am keenly interested in what makes a neighborhood tick. I think Lowry has figured out what makes a neighborhood tick.

The fine balance that is required to make a great neighborhood isn't easy. There are many competing voices –there are the shut the barn door people and open the flood gates people and everything in between. My experience has shown that the right balance of people with opportunities to address the basic needs of living. A place to find nice shelter, a place to find adequate food, a place to pause to recreate and a place that helps stimulate your mind and need for social interaction. Lowry is the balance on the eastside of the City.

Thank you for making the vision 20 years ago a reality and thank you for your ongoing support to keep the balance in check at Lowry.

Yours truly,

Lauren Sherman
7604 E 9th Avenue

May 1, 2015

Denver Planning Board
201 W. Colfax Ave.
Denver, Colorado 80220

Denver Planning Board Members and City Council Members:

I live in Crestmoor and I've watched the public discussions, community meetings, and neighbor discourse about the proposed Buckley Annex for many years. I feel this current plan addresses all concerns appropriately, while providing much-needed mixed use space and street planning. I support the Boulevard One proposal and I'm encouraging you to do the same.

The mixed-use buildings along Quebec will provide vital space for new small businesses, restaurants, and other amenities. In addition, the structures are limited to five stories which keep within the confines of the other buildings along that corridor. The single-family homes, extended streets, and proposed parks perfectly blend this area with neighboring communities. From every angle, it makes sense. It's not an over-build, but rather a smart development of an area that needs an intentional plan.

Of course every project has challenges and a few detractors, but those few voices belie the overall community support for the Boulevard One proposal. Trust the process used to get to this point. As I said, I've been observing the conversation for some time and I completely endorse the plan.

Sincerely,

CL

Chetter Latcham

May 2, 2015

Denver Planning Board
201 West Colfax Ave.
Denver, CO 80202

Dear Planning Board Members:

Please vote for the rezoning application 2014I=00096. I am in favor of this application and hope you will vote for it as well.

I rely on mass transit and know that if we get more people in the area riding mass transit too there will be less cars and less congestion. That can only happen if we allow for more than single family homes spread out over the current open land at Boulevard One.

Also, by allowing apartments and townhomes as well as single homes, there will be a greater range of people to support good restaurants and activities at the rest of Lowry.

Please support this rezoning application, 2014I=00096.

Sincerely,

Paula Seara
200 Rampart Ave

April 29, 2015

Denver Planning Board
201 W. Colfax Ave.
Denver, Colorado 80220

To Whom It May Concern:

I am writing in support of the Boulevard One planning proposal that is being presented to the board.

I've watched with great interest in the way that Lowry has been redeveloped. I moved to East Denver (Hilltop Neighborhood) to raise my family in a modern, urban environment. We obviously wanted a safe place for our kids and a little more space, but we still wanted access to the many amenities a city provides. The Boulevard One project fits perfectly with that philosophy.

Much of the development will consist of single-family homes, which will keep the warm, friendly atmosphere alive. The shops and restaurants will provide viable, local alternatives to traveling downtown or to Cherry Creek and the new parks will be new destination points for everyone in the area.

There are a few dissenting voices out there apparently opposing *any* growth. That's simply unrealistic. There will be growth because Denver is a thriving city. I personally would rather have a well thought-out plan than have piece meal sections built that contradict the spirit of our great neighborhood. Worse still, parts could remain undeveloped and be an eyesore.

Again, I support the Boulevard One proposal and I'm asking you to do the same.

Sincerely,

Brad Farber
315 Dahlia
Denver, CO

April 27, 2015

Community Planning and Development
City of Denver
201 West Colfax Avenue
Denver, Colorado 80202

RE: Boulevard One

Dear Planning Office:

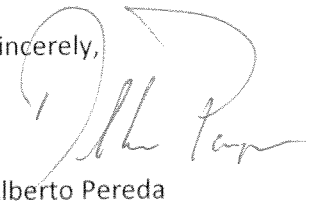
I currently rent a home in Mayfair, just a few blocks from "Lowry", I would have liked to rent a home in Lowry but the inventory is very low for rentals that can also accommodate a family. My wife and I both work in Lowry and our daughter goes to school there. We also enjoy the bars and restaurants, 24 hour fitness and the parks.

It is my understanding that the proposed rezoning for CMX5 will provide for more housing in terms of townhomes, apartments as well as shops such as a small grocer or wine store. Additionally, I believe the apartments may have units for families as well as singles or roommates. I would like see this happen and I hope you would too.

Since I live and work close, I don't rely on my car very much – usually just weekends. I think the same will be said for the people interested in moving to the new apartments.

Please support this proposal for Boulevard One.

Sincerely,



Alberto Pereda
625 Pontiac Street

421 Jasmine St.

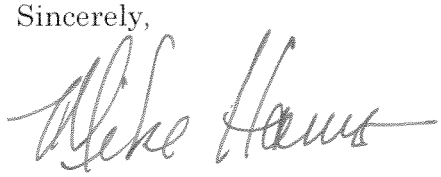
Denver, Colorado 80220

May 2, 2015

To Denver Planning Board:

I am writing in support of the Boulevard One planning proposal. I live in the nearby Crestmoor Neighborhood with my family and I love what I've seen of the plan. It keeps all building to an appropriate scale and blends in with the existing area perfectly. We live in an urban environment, not the suburbs. There will be some density and increased activity, but all of that contributes to a better economy and community. Please consider my support when voting on the proposal.

Sincerely,



Mike Harms

May 1, 2015

Denver Planning Board
200 w Colfax Avenue, Department 204
Denver, Colorado 80202

RE: 2014I-00096

Dear Denver Planning Board

I urge your support of Denver Zoning application 2014I-00096. I have lived in the townhomes on Quebec immediately north of the proposed rezoning for ten years. Our townhomes are located immediately adjacent to Quebec and are of the same height as the application recommends for Boulevard One and we abut a very successful residential neighborhood.

I live and work in Lowry and rarely use my car to go anywhere off of "home base". I know I may be a bit unusual but I find that many fellow "lowryites" live, work, shop all within our neighborhood. I like the community that have evolved and I welcome the additional park and retail opportunities which will be provided by the development of Boulevard One.

Thank you for your support.

Sincerely

Rebecca Mayer

Rebecca Mayer
239 Quebec Street.

May 1, 2015

Denver Planning Board
201 West Colfax Ave.
Denver, Colo 80202

RE: Multi family rezoning application Lowry/Boulevard One

Dear Planning Members

Please add my name to the list of supporters for the rezoning of Boulevard One residential opportunities at Lowry. After owning homes previous, currently I am a renter. I prefer the flexibility and the turn key lifestyle for me and my family. Our son goes to school in Lowry and my wife works in Lowry, I work close by and we utilize almost all the shops restaurants and every park on the weekends.

Lowry lifestyle means different things to different people. I am glad that the powers that be continue to recognize not all people want or can life in a single family house but still want to live in this area. I also hope there is some room for affordable housing too as to date Lowry has done a great job of integrating affordable housing with market rate housing seamlessly and I think that brings a great mix to our community as well.

Please support this application next Wednesday.

Thank you,

Justin Montoya
200 Rampart Ave

May 1, 2015

Denver Planning Board
201 W. Colfax Ave., Dept. 205
Denver, CO. 80202

RE: Rezoning Application 2014I-00096

Dear Members of the Board:

I am supporting the above referenced Rezoning Application and I request your support as well. The planning process and community collaborative effort has been ongoing for at least 5 years. There were numerous meetings even preparing the property for transfer by the Air Force, for which an acceptable plan was required. Then there were numerous meetings to strike the correct balance of retail, residential, open/parkland, density AND additional requirements as prescribed by the City. For some individuals to disagree with a plan is understandable and expected, for the basis of those arguments is it was done without a process or under cover is absolutely disingenuous.

Thank you for your thoughtful and serious consideration of this application and every application before your body. Please support Rezoning Application 2014I=00096.

Sincerely,

Patrick Heck
7662 E 8th Pl

April 30, 2015

Denver Planning Board
201 W Colfax Avenue
Denver, Colorado 80202

RE: Rezoning Application 20014I-00096

Dear Members of Planning Board,

I would like you to look favorably on the zoning request which will be before you in the next week or so. I've heard a lot of neighborhood buzz and since I live at ground zero in Lowry (adjacent to wings over the rockies, 24 hour fitness and the new restaurants at hangar one), I heard the concerns about more traffic and more parking congestion. Personally, I don't think it will impact me more than it has and that said, I am in support of a plan for Boulevard One which is a balance to the development that has occurred on the rest of Lowry.

Does parking and congestion present a problem? Yes, occasionally when there is an event or now as the new restaurants are gaining success. Does that mean we should stop development and create and develop for the automobile and fields of parking lots? No wrong answer. Lowry is a victim of its own success. Lowry, by that I mean the Lowry Board, the City, and the neighbors who have worked on the plan, has created a great viable and sustainable community. Should we be penalized because its worked? Because our office occupancy is up? Our gyms are full? Our museums and restaurants are popular? Think of the alternative. Let's go create a community that isn't sustainable. That's absure.

Bring reason back to the discussion – support Rezoning Application 2014I=---96.

Sincerely,

Samantha Radovich
7700 E Academy Ave

April 29, 2015

Denver Planning Board
201 W Colfax
Denver, Colorado 80202

Dear Planning Board:

As a relatively new Lowry resident, I hope you will continue to support the land use development which has made Lowry a desirable place to move and raise a family. I moved to Lowry from Arizona and am so happy I found such a wonderful neighborhood in Denver.

Lowry is a close in neighborhood for the City, convenient to downtown and Cherry Creek but also has great schools, restaurants, shopping and great neighbors all at Lowry. I think the program and planning has worked, please support Lowry Redevelopment Authority and their requested rezoning at Boulevard One.

Thank you,

Angela Solano
1040 Syracuse Court

May 4, 2015

Denver Planning Board
201 West Colfax Avenue, Department 205
Denver, Colorado 80202

Dear Planning Board:

I am writing today in support of the application before you presented by the LRA for CMX-5 for portions of Boulevard One, previously known as Buckley Annex. I have lived and worked in Lowry and my business is real estate development. There are so many attributes to this community that make it a great place to live and work. On a purely real estate level a greater amount of density would drive better retail, but I understand that compromises has to be made to reduce the density at this site.

Great plans require great vision and the courage to stand by that vision – I ask you to stand with the LRA on the 6th and support their applicaton for rezoning.

All the best,

Ray Perry

1200 Newport Street

April 25, 2015

Planning Board
201 W. Colfax Ave.
Denver, Colorado 80220

Dear Denver City Council and Planning Board Members:

I've been a Lowry resident since the very beginning of the redevelopment. I've seen the area transformed from an open, empty military base to a vibrant community. The new Boulevard One development on the Buckley Annex would be the final piece to an incredible neighborhood. I fully support the zoning proposal and I hope you do as well.

The proposed building along Quebec will be particularly positive. More small businesses and other mixed use opportunities are imperative for a community to continue to thrive and grow. The zoning keeps those structures in line with the other businesses in the area, which I also appreciate. The planning committee has listened to residents and taken their input in this regard. The majority of the people I've talked to are in favor of the plan.

The only concern I've heard from anyone is the possibility of increased traffic. As I said, I've lived here for many years and lots of new homes and businesses have come in since I first arrived. I keenly remember the DFAS employment center—with all of their traffic in am/pm peak period. This will be a neighborhood, with traffic trips being generated throughout the day rather than at two specific time periods.

Please consider this endorsement when considering the redevelopment proposal.

Thank you,

Ann Wei

May 4, 2015

Denver Planning Board
201 West Colfax Avenue, Dept 205
Denver, Colorado 80202

RE: Denver Rezoning Application 2014I-00096

Dear Planning Board Members:

I respectfully request your consideration and approval of Denver Rezoning Application 2014I-00096. I am a long time resident of East Denver and currently live In Hilltop. I have first hand experience with managing and attempting to garner approval for a rezoning project int his area. I am well aware of the demands put upon the developer I applaud the hard work of the Lowry Redevelopment Authority and their outreach efforts.

You have a very thoughtful zoning application for your consideration this week. I encourage your thorough review, as I am confident that you will agree with the City Planning Office and the applicant that this is an appropriate zoning classification for this property.

Thank you.

Sincerely,

Jonathan Perlmutter
55 S DexterStreet
Denver, CO 80246

100 S. Eudora
Denver, CO 80220

April 29, 2015

Planning Board
201 W. Colfax Ave.
Denver, CO 80220

To Whom It May Concern:

As a longtime resident of Hilltop, I am always interested and concerned about new developments in Lowry. Do they provide needed services? Do they address traffic and density concerns? How will this impact our current neighborhoods? I feel the Boulevard One plan answers all of my concerns and I support its passage by the Denver Planning Board and City Council.

We live in an urban city, so there will always be some density. It's simply unavoidable. We also live in a city that's growing, so it's impossible and irresponsible to try to deny others the opportunity to live, work, and play here. The NIMBY group needs to understand that they are in the minority and their antiquated attitude is inconsistent with the spirit of our community. I welcome those who want to move to East Denver and become a part of thriving neighborhoods.

I support the Boulevard One plan and I respectfully encourage you to do the same.

Sincerely,

J White

Jackson White

Denver Planning Office

201 West Colfax, 2nd Floor

Denver, Colorado 80202

Dear Denver Planning:

We lie immediately across the street from the Lowry property, Boulevard One. We live in Crestmoor, 120 South Locust, and we have learned more than we ever thought we would about redevelopment/zoning and the rezoning process. A few months ago, our understanding of the vast array of issues that are involved in moving a project forward.

After having studying closely the issues, we wholeheartedly support the rezoning to CMX-5 of property located on Boulevard One. There are several issues that continue to cause concern and any proposed new development hears them over and over again. 1) traffic and congestion 2) too much density. Certianly, when developing land that has nothing on it now, the traffic will be greater than it is at this snapshot in time. But, the impact when completed is forecast to be less than when the Air Force Finance cCenter was fully operational. The density is also more than appropriate in this case. How can a development of all parkland and/or single family homes contribute at all to the surrounding area or tax base. No added value is the answer. To be sustainable we need a mixed use that works. Lowry works.

Please support the applicant this Wednesday at your Planning meeting.

LaBarge

Bob and Kathy LaBarge

Justin Cooper
439 Eudora
Denver, Colorado 80220

April 30, 2015

Denver Planning Board
201 W. Colfax Ave.
Denver, Colorado 80220

Denver Planning Board Members:

I am writing to you in regards to the proposed Boulevard One development. I live with my family in the Hilltop Neighborhood and we support the proposal. We urge you to do the same.

The balanced plan and amendment to the street map will be a welcome addition to our part of Denver. More restaurants and small businesses are desperately needed and this will be addressed as well. Any negative impact of the new development to the community is insignificant compared to more amenities and smart planning.

I want my voice (and the voices of the majority of the residents) to be heard above the few complainers out there. Denver and Lowry are growing and the Boulevard One plan benefits all of us.

Sincerely,

Justin Cooper

Mike Cantwell
259 Fairfax
Denver, CO 80220

April 27, 2015

Planning Board
201 W. Colfax Ave.
Denver, CO 80220

To Whom It May Concern:

I am writing this letter in support of the rezoning application of Boulevard One. I am well aware of the concerns of some of my neighbors and friends. However, we live in an urban city. There will always be some traffic, building density, and increased population. If those elements were missing, it would mean the neighborhood was dying out. I see the new growth and additions as positives.

I look forward to having more restaurants to choose from. Although I enjoy going to Cherry Creek or Downtown, I would like more opportunities to dine closer to home. I also welcome new small businesses that could move into the mixed use buildings. Jobs and amenities are important elements of a thriving community.

I disagree with those few dissenting voices who oppose any development. The "NIMBY" attitude is disgusting and unfair. We need to keep moving forward or we'll be sliding back.

I support the Boulevard One plan and I know it's going to benefit all of us in East Denver.

Sincerely,

Mike Cantwell

April 29, 2015

Denver Planning Board

201 W. Colfax Ave.

Denver, Colorado 80220

Denver Planning Board Members:

I am a Hilltop resident and I am writing in support of the Boulevard One planning proposal in the Buckley Annex location.

The proposed development will provide necessary amenities, small business opportunities, structured building, and added community parks and open space. In addition, the proposal addresses any traffic flow concerns and maintains the look and feel of Lowry. I appreciate the great pains the developers have gone to address the neighbor requests and complaints. Unless you oppose all growth (which is simply antithetical to urban living), this proposal is as good as it gets.

Please accept this letter as an endorsement of support for Boulevard One.

Sincerely,

Judith Currant

Judith Currant

100 S. Eudora

Denver, Colorado 80220