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Subject:	Why Boulevard One Rezoning is critical
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To Members of City Council,

All 1866 acres of Lowry were removed from the legislative remapping five years ago. At the beginning of the remapping process, we were at the table with Councilwoman Johnson and CPD, but CPD then decided to postpone remapping of areas with waivers such as Lowry until after the 2010 remapping was complete.

Since 2009, LUN has requested of several CPD staffers, as well as Acting Director Urbina, Directors Piro and Buchanan, and our Council representatives Johnson and Susman, that two things occur:

1. That Lowry residents, with residents in neighborhoods surrounding Lowry, be brought back to complete what was begun in 2009, and help shape the future contexts for our east Denver area; and
2. That built Lowry --much of which was completed in the late 1990s and early 2000's and includes residents who have lived here 18 years -- be re-labelled an Area of Stability irrespective of the remaining undeveloped Buckley Annex.

Now, with the piecemeal rezoning before you, the stage may be set for a legislative rezoning that does not arise from the community mapping process used for the rest of the City. This will set the stage for allowing what I am calling Cherry Creek urban center zoning to extend east. (Cherry Creek Zone District is based on the C-MX district and the zoning before you is the C-MX district.)

Monty Force, the Executive Director of the LRA, has stated that, in his opinion, he thinks that the closest existing zone district to the B-3 area in the center of Lowry is C-MX-5. He has also said at Planning Board that he really doesn't care about this specific zoning classification, as long as LRA can accomplish its neighborhood vision. Getting it right in this case is critical.

With this assumption about how B-3 would be remapped underlying the zone district before you, and an incorrect analysis of the area surrounding Boulevard One, Council is being asked to rezone this 18 acres and the next C-MX-5 piecemeal rezoning parcel at Monaco Pkwy & Lowry Blvd. as C-MX-5. Together these two parcels will amount to at least 40% of Boulevard One. If you can stay with me here, when CPD finally decides to remap Lowry, this assumption (that all of B-3 is appropriate for C-MX-5) combined with this beachhead rezoning will align to set the stage for a Lowry Zone District resembling, but not identical to, the Cherry Creek Zone District.

This is clearly not the venue to debate appropriate zone districts for Lowry (which is why we have requested legislative remapping since 2010) but I wish to make it clear that underlying

this proposed ordinance before you are some important misrepresentations:

1. *Applicant's statement that this zone district reflects development east of Quebec or surrounding areas:* To this layman it looks as though only **approximately one-tenth or so of the perimeter of the C-MX-5 proposed zone district lies across from the business park at Lowry.** This would be the small stretch on the east (Quebec) side of the parcel between 1st Avenue and Lowry Blvd. (The remainder of the east side of Quebec is R-2-A, south of the site is R-1, U-SU-B and park, west and NW is G-RH-3 and U-SU-A, and north is R-2-A and the library.)
2. *Applicant's statement that 65' matches existing Lowry*. As I have pointed out, 60' applies to one center section of Lowry (called the Lowry Town Center), but <u>not</u> to the entire Lowry 1866 acre parcel that has been built out.

This is about getting it right for this parcel at Lowry Blvd. and Quebec. and for the future visioning for Lowry.

I ask that you pay particular attention to whether there might be more tailored zoning that would reflect all the visioning and planning. It is my belief that no one who participated in the process between 2007 and today ever thought we would see <u>a third of the 72 acres</u> covered with zoning that allowed five story buildings.

The fact that LRA may not take advantage of the "envelope" provided by this zone district is just further indication that more tailored zoning can be arrived at.

Thank you, again, for your careful consideration of our future.

Christine O'Connor