From:	pierson98@comcast.net
To:	marybethsusman@denvergov.org; dencc - City Council
Cc:	Kent Jeffrey Lund
Subject:	#20141-00096
Date:	Monday, June 29, 2015 12:33:56 PM

Dear Denver City Council members,

Our neighbors in Park Heights signed a petition which we presented to the Denver City Planning Board which OPPOSES the re-zoning application #20141-00096 by the Lowry Redevelopment Authority ("LRA") for Urban Center CM-X-5 zoning of Boulevard One.

Park Heights is a single family neighborhood in Lowry which is zoned R-1 under the old code and is directly south of and borders the former Buckley Annex, now called "Boulevard One".

Many Park Heights residents have lived here since 2000, or thereabouts, and have urged the LRA to honor the character of Park Heights and surrounding neighborhoods in its development of Boulevard One. While many public meetings have been held to receive "community input" since 2007, and the LRA made some changes with respect to the southern edge of the project, the community has been largely ignored by the LRA. Despite intense community opposition, the LRA has refused to take significant steps to reduce overall density, most of which will be concentrated in the area covered by this Application.

We are concerned about overall density, lack of adequate parking, building heights, lack of adequate setbacks and traffic safety -- for starters, Quebec Street is already an overburdened and dangerous street. These concerns adversely impact the public health, safety, welfare, quality of life and traffic.

Please deny this Re-zoning Application and, instead, work with the neighborhoods to create a win-win situation.

Respectfully submitted,

Elizabeth and Kent Lund
203 South Pontiac Street
Denver, Colorado