From:	Bernie Michalek
To:	Susman, Mary Beth - City Council; dencc - City Council
Cc:	"Bernie Michalek"; "Christine O"Connor"
Subject:	Boulevard One Zoning
Date:	Monday, June 29, 2015 1:38:01 PM
Attachments:	image003.png

Dear Marybeth and the Denver Planning Board

Our Neighborhood Request

Please restrict apartment density to 3 stories as had been originally agreed by LRA (Monty) in meeting in September 2013. Density is a huge concern for those of us that live close to Alameda and Quebec.

Traffic Safety, Quality of Life Issues Will Result from an Additional 10,000 Car Trips per Day Proposed by Boulvard One

Our Park Heights neighborhood is bordered by Quebec and Alameda streets already clogged and dangerous especially at "Rush Hour" in the morning and afternoons.

An additional 10,000 car trips per day are forecasted by Boulevard One (LRA estimate) resulting in a *a massive impact on auto and pedestrian safety and the quality of life* already negatively impacted by current traffic volumes. Please drive through the area at Rush Hour to see for yourselves.

Supporting Facts

- Alameda - below is a picture of traffic already starting to back up on Alameda taken from my car at 4:20 pm on Alameda. At 5 o'clock Alameda is bumper to bumper from 2-3 blocks west of Monaco to Quebec. What will an additional 10,000 car trips per day add to this already dangerous condition?
- Quebec – likewise Quebec gets clogged and dangerous at rush hour.
- Boulevard One Schoolchildren – will need to cross Quebec to get to Lowry Elementary and with the additional 10,000 traffic volume this could be a dangerous situation and impact traffic flows for the rest of the drivers

Picture taken from my car at 4:20 on Alameda

Subject: LUN Resolution supporting Park Heights

Below is a summary sent by Christine O'Connor to Monty on 9/9/13 that summarized agreements we thought were reached in a meeting in early September that would reflect our neighborhood needs.

Monty,

Thank you for having the conversation with the community. Although it probably could have gone on for another hour to cover other zoning issues, the consensus was that it was a good meeting. Neighbors felt this was the beginning of a good two-way conversation.

Three specific resolutions were presented to those present at the meeting. I will submit them in three separate emails in the interests of clarity. LUN would hope that they can be distributed to all committee members (including the Disposition & Planning Subcommittee which meets tonight) as well as all Board members. (I have copied Jean on these.)

The following resolution was discussed at length during the Sept. 18 LUN meeting and supported by a majority of LUN members present.

1) Re-position DHA Complex - to Northeast, Northwest, or Southwest Corner to abide with design statement of providing appropriate transitions from single family homes to a tall complex. All height was to be placed in the two "town center" areas. This will also prevent a major loss in Park Heights property values, preserve views, and reduce overflow parking on Bayaud Avenue. It would seem most practical to put it where the LRA building is so the occupants will have easier access to grocery shopping, and the library.

This was done

2) Restrict Buckley Annex Height to no More than Four Stories - as previously requested by homeowners and to abide to LRA design commitment of "low to medium density". Existing Lowry Guidelines have max of 45' for multi-family except in Town Center where it can be four stories.

This is our request to restrict heights

3) Define 30 Foot Back Yard Property Setbacks – for homes that back up Park Heights to provide adequate transition as previously shown in original designs

I believe was changed to 20 feet setback

4) Eliminate Park Heights Pedestrian Access to the Buckley Annex South Pontiac and the Community and Neighborhood Park or Provide Key Pad Gate Access – due to possible overflow parking concerns from non-Buckley Annex park visitors parking on Bayaud Avenue to access the park.

Not sure where this stands

Most recent illustration from Boulevard One Web Site

For illustrative purposes only. Subject to change.

cheers

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