From:	Susan Schneider
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Attachments:	image003.png

Ladies and Gentlemen:

I am a resident of the Lowry neighborhood and am concerned about the proposed re-zoning of the parcel at 195 S. Monaco.

In particular, I am concerned about the increased traffic, density and proposed heights of the proposed development.

We in the Lowry and surrounding neighborhoods are requesting smart, customized zoning for this parcel. We understand that development is necessary. We respectfully request, however, that the new development be consistent with the realities of the surrounding neighborhood developments and fit into the character and existing structures of the area. For instance:

1. Single family residential extends from Quebec all the way to Fairmount;
2. Single family Park Heights residents and Richmond homes residents are zoned R-1; and
3. The retail portion of the Lowry Town Center is 1-2 stories, not the 5 stories in the proposed development;

Unlike the surrounding area, this proposed zone district that promotes "a dense urban character" is out of place in residential east Denver and is not necessary for smart growth. The proposed 5 story units would be the only units of their type in the vicinity.

We want prior promises to be honored that the areas around Lowry will remain residential with light commercial space complementary to a residential atmosphere. We do not want towering structures that make our neighborhood into something the existing residents neither requested nor were promised when we moved here 15 years ago.

Respectfully submitted,
Susan B. Schneider

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