



201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
p: 720.865.2915  
f: 720.865.3052  
[www.denvergov.org/CPD](http://www.denvergov.org/CPD)

**TO:** Denver City Council  
**FROM:** Theresa Lucero, Senior City Planner  
**DATE:** May 19, 2016  
**RE:** Official Zoning Map Amendment Application #2015I-00051  
30-50 South Colorado Boulevard  
Rezoning from E-SU-D to G-RH-3

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2015I-0051 for a rezoning from E-SU-D to G-RH-3.

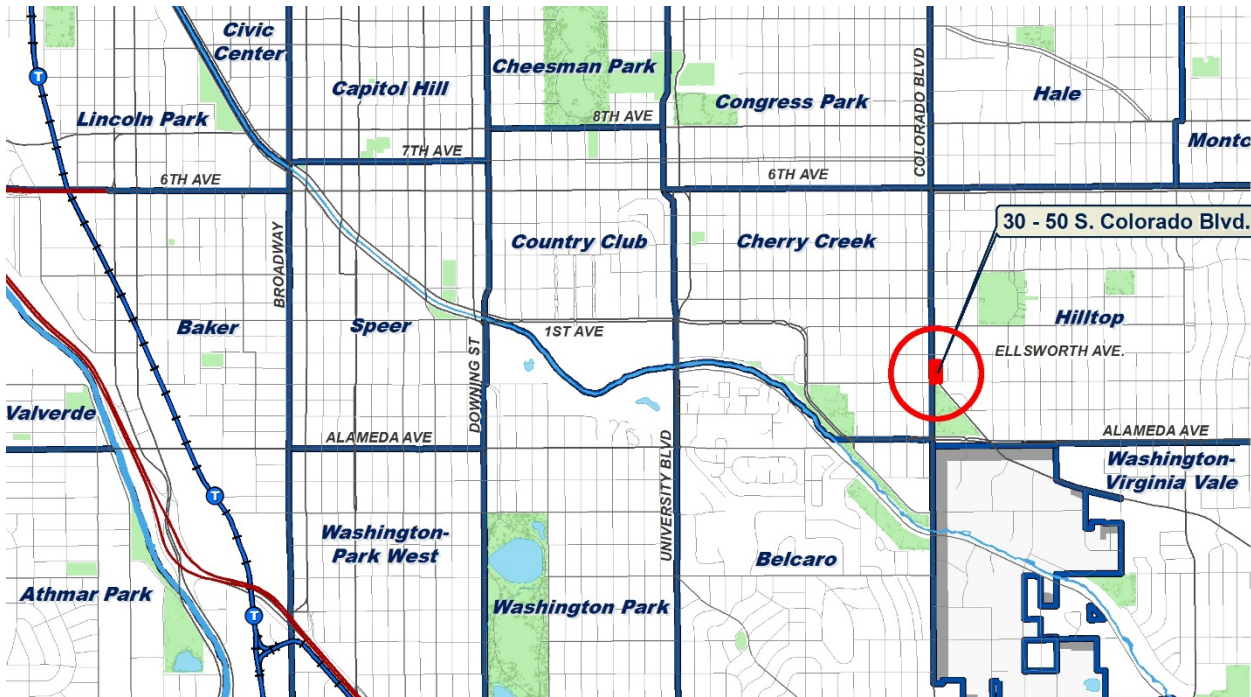
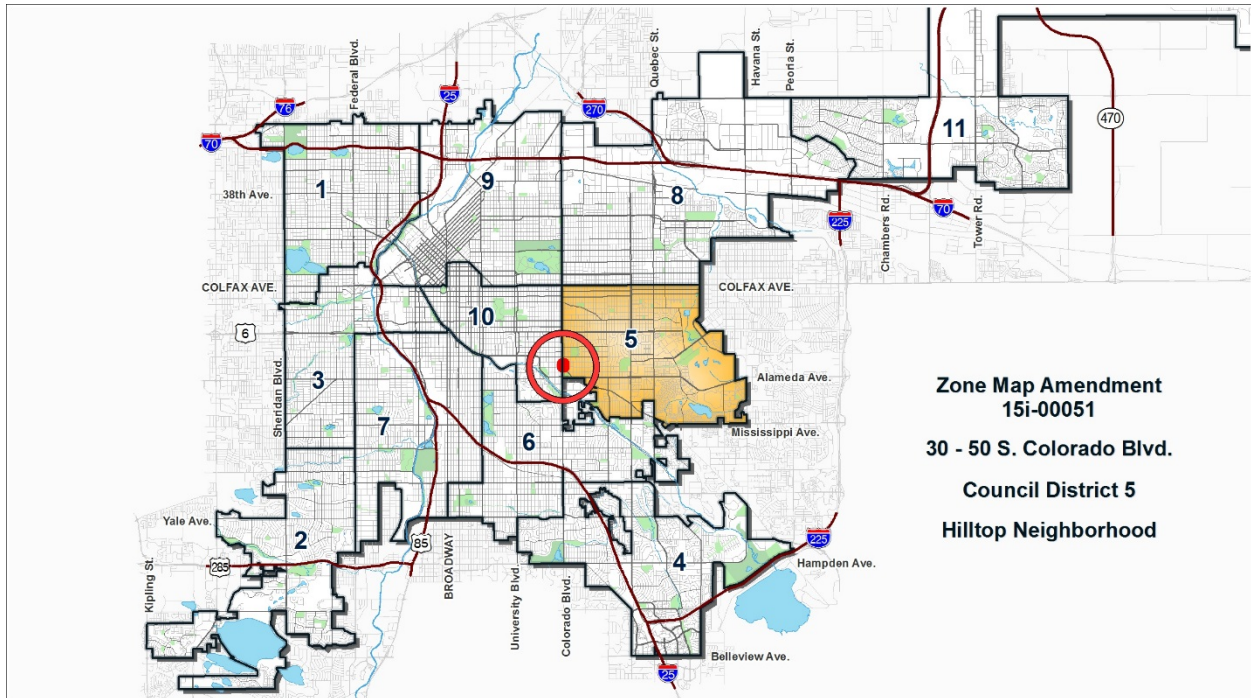
### Request for Rezoning

Application:	2015I-0051
Address:	30-50 South Colorado Boulevard
Neighborhood/Council District:	Hilltop Neighborhood / City Council District 5
RNOs:	Cherry Creek East Association; Cranmer Park-Hilltop Civic Association, Harman Neighborhood Association; Hilltop Heritage Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
Area of Property:	45,900 square feet or 1.05 acres
Current Zoning:	E-SU-D
Proposed Zoning:	G-RH-3
Property Owner(s):	McKinnon & Associates; Sheridan Venture Capital LLC
Owner Representative:	Lynn Moore, Davis Partnership

### Summary of Rezoning Request

- The property is located at the northeast corner of Colorado Boulevard and Leetsdale Drive and in the southwest corner of the Hilltop Neighborhood.
- The property contains a vacant church structure built in 1961. The property owners propose to rezone the property for redevelopment into a multi-unit residential land use.
- The application was initially submitted in January, 2016, requesting the G-MU-3 zone district. In March, 2016, the applicant revised the application and is now requesting the G-RH-3 zone district.

The **G-RH-3** (**G**eneral Urban, **R**ow **H**ouse, **3**-story (30 to 35 feet) zone district is intended for use in the General Urban Neighborhood Context which is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. The G-RH-3 zone district has the lowest scale of the General Urban zone districts and provides a transition to Urban and Urban Edge neighborhood contexts. The building forms allowed in G-RH-3 are Urban House, Accessory Dwelling Unit, Duplex, Garden Court and Row House. Further details of the zone district can be found in Article 6 of the Denver Zoning Code (DZC).





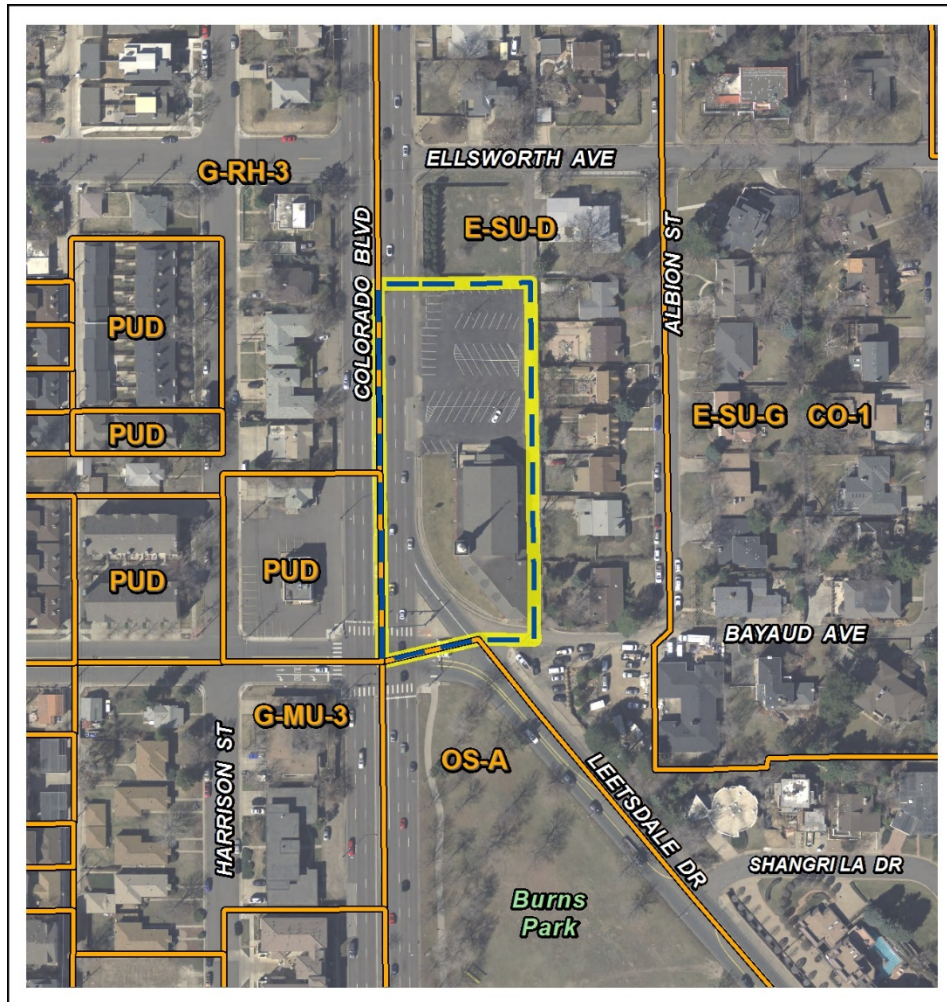
### Existing Context

The subject property is located on the edge of Hilltop neighborhood at the northeast corner of Colorado Boulevard and Leetsdale Drive, across Colorado Boulevard from the Cherry Creek Neighborhood. The Hilltop neighborhood is generally characterized by single family development, while the Cherry Creek neighborhood is mixture of multi-unit and commercial land uses. In the general area of the subject property are the Cherry Creek Shopping Center and Cherry Creek North Shopping District 7 blocks to the west, Cranmer Park 3 blocks to the northeast, Burns Park south across Bayaud Avenue, and Cherry Creek 4 blocks to the south. Area schools include Bromwell Elementary School located at 4<sup>th</sup> Avenue and Josephine Street, Graland Country Day School located at 1<sup>st</sup> Avenue and Bellaire Street, Steck Elementary School located at 4<sup>th</sup> Avenue and Albion Street and Hill Campus of Arts and Sciences located at 4<sup>th</sup> Avenue and Clermont Street.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-D	Vacant Church and Surface Parking	1-2 story church	General regular grid of streets; Leetsdale Drive angles southeast from Colorado Boulevard; intermittent alleys and lack of sidewalks east of Colorado Boulevard; Regular presence of alleys and sidewalks west of Colorado Boulevard; Block sizes and shapes are consistent and rectangular. Vehicle parking to the side or rear of buildings (alley access where alleys exist).
North	E-SU-D	Vacant Land	No Structure	
South	OS-A	Denver Park	No Structure	
East	E-SU-D	SF Residential	1-2 story SF residential structures	
West	PUD and G-RH-3	Commercial and Residential	1-2 story commercial, multi-family and SF residential	

## 1. Existing Zoning

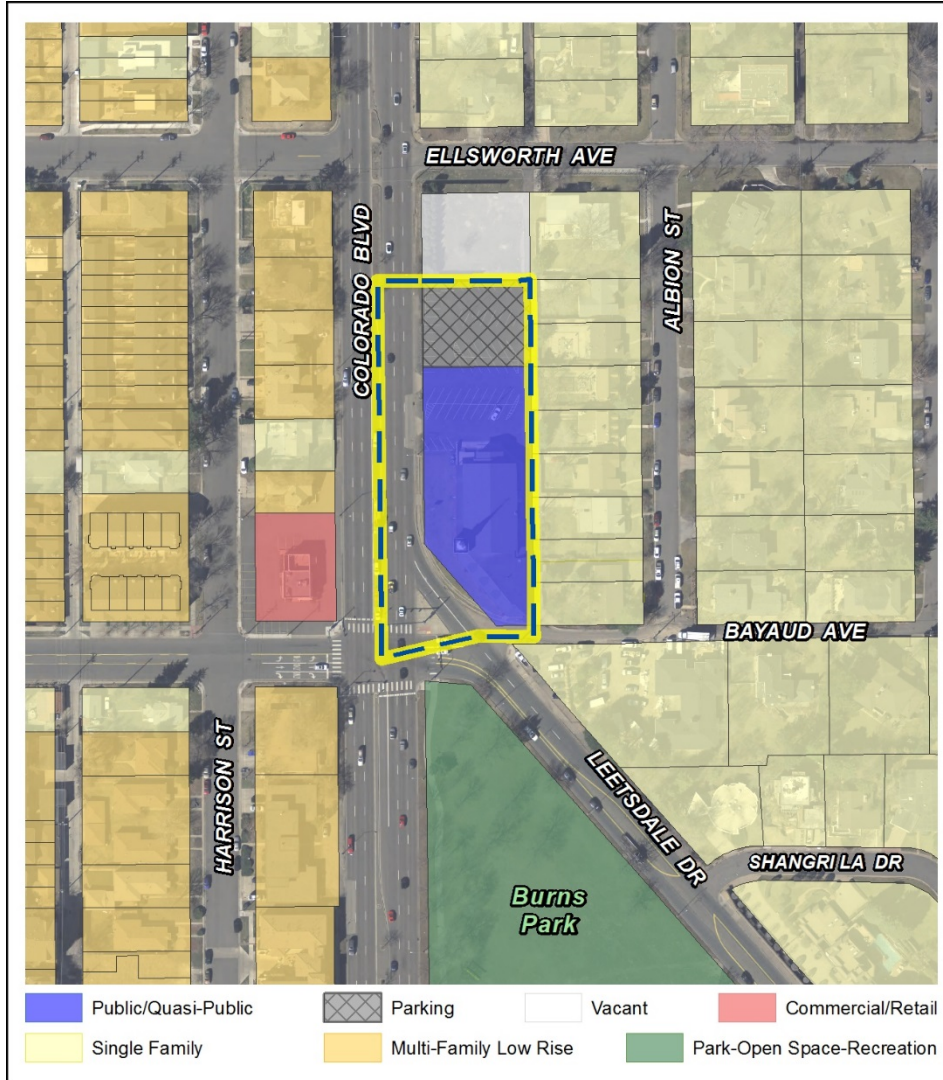


The E-SU-D zone district allows single unit residential land uses and some duplex and multi-unit uses, if the uses were already established when the Zoning Code was adopted. Some civic land uses such as libraries and parks are permitted while other civic uses such as schools, churches and day care are allowed with limitations. The primary building form allowed is Urban House, with a 2.5 story (30 to 35 feet) height limit.

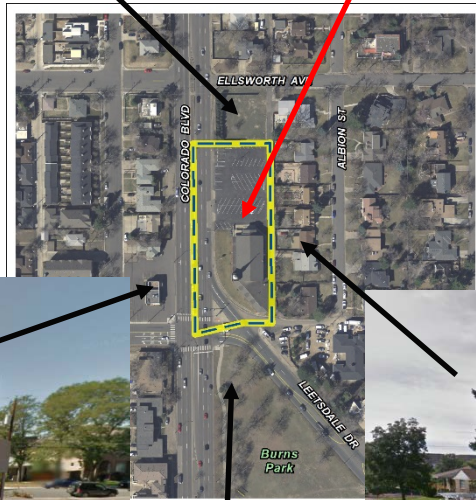
## 2. Parkway

Colorado Boulevard is a designated parkway with a required 20 feet parkway setback for buildings and signs from the Boulevard right-of-way. The Parkway ordinance (D.R.M.C. Section 49-16) sets regulations related to the public right-of-way and the adjacent property within this setback.

### 3. Existing Land Use Map



#### 4. Existing Building Form and Scale



## Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Public Works – City Surveyor:** Approved.

**Asset Management** – Approved, no comment.

**Development Services, Wastewater** – Approved with the following comments. There is no objection to the rezone, however applicant should be under notice that Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be required. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning.

**Parks and Recreation** - Approved

## Public Review Process

### Informational Notice

- CPD staff provided informational notice of receipt of the initial rezoning application requesting G-MU-3 to affected members of City Council and registered neighborhood organizations on January 26, 2016. Informational notice of a complete revised application requesting G-RH-3 was sent on March 11, 2016.

### Planning Board

- The property was legally posted for a period of 15 days announcing the March 30, 2016, Denver Planning Board public hearing, and written notification of the hearing was sent to all affected Registered Neighborhood Organizations and City Council members. At the public hearing Planning Board unanimously recommended approval of the application.

### Neighborhoods and Planning Committee

- Following Planning Board review, the rezoning application will be referred to the Neighborhoods and Planning (PLAN) Committee of the City Council for review at a public meeting. The PLAN Committee meeting was scheduled for April 13, 2016. Electronic notice of the meeting was sent to all affected Registered Neighborhood Organizations 10 days in advance of the meeting. At the meeting Committee members voted to move the application forward to a public hearing before the full City Council.

### City Council

- Following PLAN Committee review, the rezoning application is typically referred to the full City Council for final action at a public hearing. The City Council public hearing is scheduled for May 23, 2016. Electronic notice of the public hearing will be sent to all affected Registered Neighborhood Organizations and notification signs will be posted on the property 21 days in advance of the hearing.



**Registered Neighborhood Organizations (RNOs)**

- To date, CPD has received one letter of opposition to the amended application from the Hilltop Civic Association, a Registered Neighborhood Organization.

**Other Public Comment**

- To date, 59 other public comments have been received. The following table summarizes the comment letters received:

	Support	Opposed	Total
Original Application	4	49	54*
Amended Application	4	5	9
<b>Total</b>	8	55	64**
*1 letter did not state a position.			
** Including the Hilltop Civic Association letter mentioned above			

**Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

**DZC Section 12.4.10.7**

- Consistency with Adopted Plans
- Uniformity of District Regulations and Restrictions
- Public Health, Safety and General Welfare

**DZC Section 12.4.10.8**

- Justifying Circumstances
- Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

**1. Consistency with Adopted Plans**

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- The Boulevard Plan (1991)

**Comprehensive Plan 2000**

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – ***“Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place”*** (p. 37).
- Land Use Strategy 3-B – ***“Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses”*** (p. 60).
- Legacies Strategy 3-A – ***“Identify areas in which increased density and new uses are desirable and can be accommodated”*** (p. 99).

- Housing Objective 2 – “**Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods.** Support addition of housing in expansion and infill development” (p. 114).

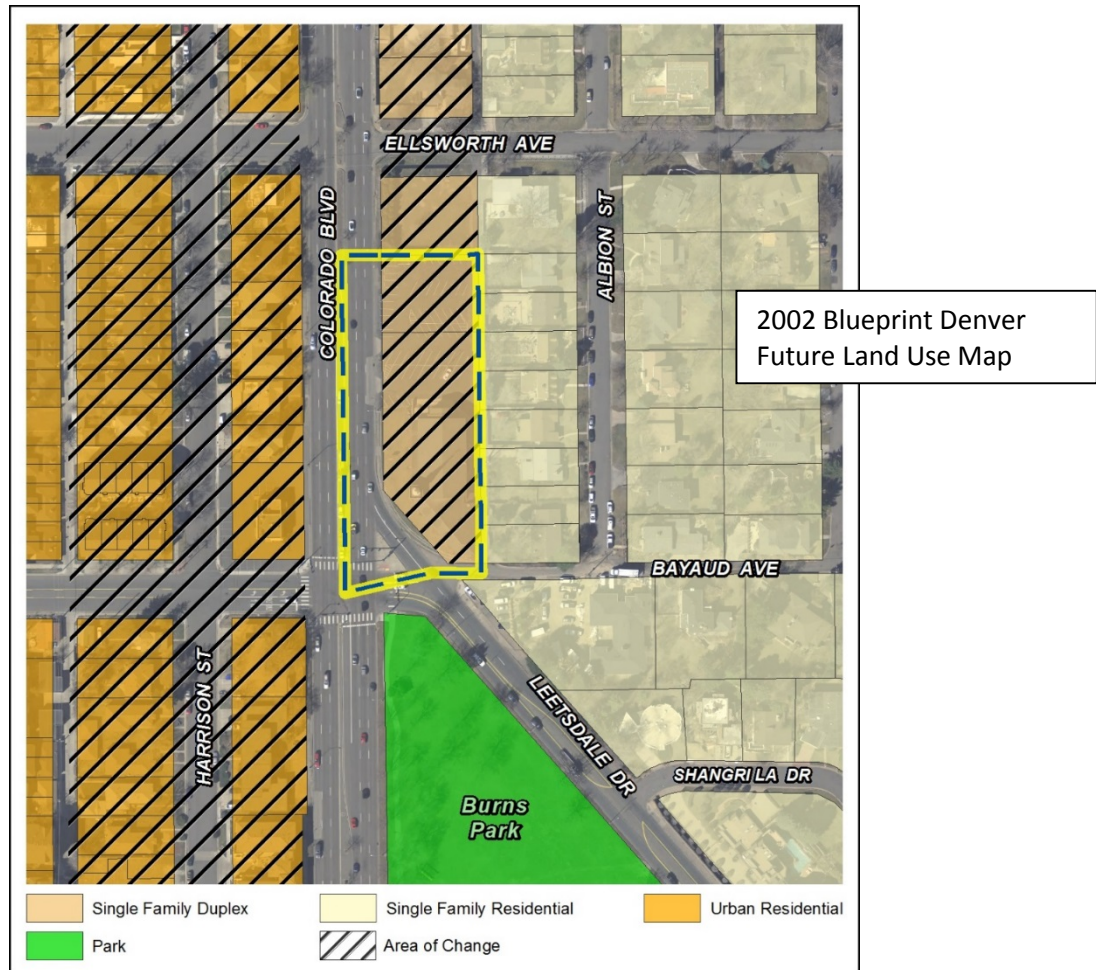
The proposed map amendment will enable the addition of low-scale multi-unit residential development on the edge of the Hilltop neighborhood at an infill location where services and infrastructure are already in place. The proposed zone district matches the same 30 to 35 feet allowed building height in the adjacent neighborhood. The G-RH-3 zone district is the lowest scale district within the General Urban Context. The proposal offers an opportunity to add moderate density in a location that serves as a transition to both Colorado Boulevard and the Cherry Creek neighborhood beyond the Boulevard. The G-RH-3 district also broadens the variety of allowed building forms from exclusively Single Family to Single Family, Accessory Dwelling Unit, Duplex, Garden Court and Row House building forms. The rezoning is consistent with the Comprehensive Plan policies that encourage infill development where services and infrastructure are already in place, where the infill development is in character with the existing neighborhood, where increased density can be accommodated and where additional housing is supported.

### **Blueprint Denver**

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of Single Family/Duplex Residential and is located in an Area of Change.

### **Future Land Use**

*“Single Family/Duplex Residential areas are moderately dense areas that are primarily residential but with some complimentary small-scale commercial uses...There is a mixture of housing types including single family houses, duplexes, townhouses and small apartment buildings. Typical densities are between 10 and 20 housing units per acre area-wide, and single family detached structures often predominate”* (p. 42). The G-RH-3 zone district allows a moderate step up in density on the subject property by allowing a similar mix of building forms named in the description of the Single Family/Duplex Residential land use type, Urban House, Duplex, Row House and Garden Court, and the district allows the structures at the same allowed height as the adjacent neighborhood.



### **Area of Change / Area of Stability**

As noted, the site is in an Area of Change. Blueprint Denver cites one type of Area of change as “*areas along corridors with frequent bus service*” (p. 128). The number 40 bus on this section of Colorado Boulevard arrives every 5-7 minutes. The subject property, because it’s on a corridor with frequent bus service, is in an area where land use and transportation are linked. “*The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips*” (p. 127).

Blueprint Denver provides additional specific strategies for Areas of Change. Applicable strategies include:

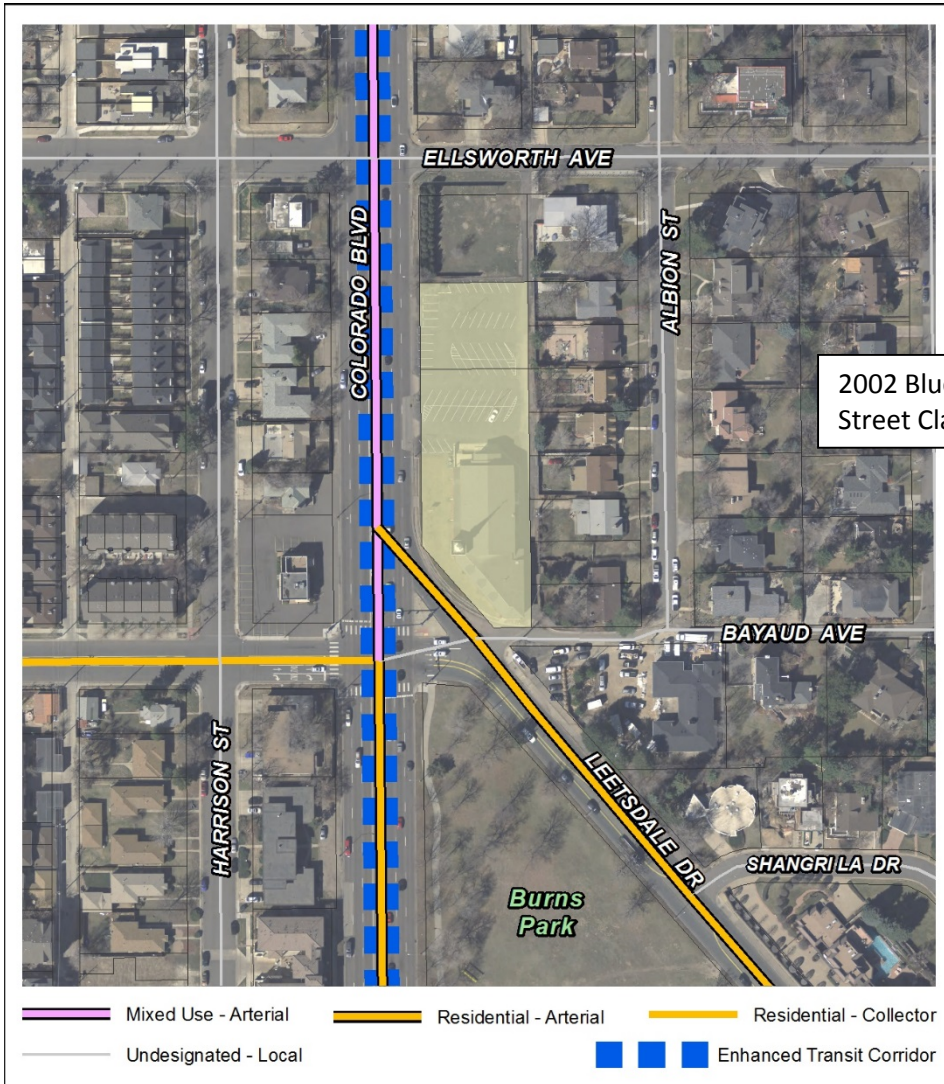
- *“Contribute to urban design vision*
  - *Orientation to the street*
  - *Building scale*
  - *Transition to adjacent areas, especially Areas of Stability*
- *Respect valued attributes of area*
  - *Diversity of housing types and process*
  - *Parks and Parkways*

- *Expand transportation choice*
  - *Pedestrian/bicycle safety and comfort*
  - *Access to transit*
- *Improve environmental quality*
  - *Tree canopy*
  - *Parks and Parkways” (p. 142)*

The rezoning application is consistent with these Blueprint Denver Area of Change strategies. The G-RH-3 zoning standards will require orientation to the street and a building scale that is the same as the adjacent Area of Stability. The zone district also creates the opportunity for a more diverse menu of moderately dense building types. And finally, improvements to the Colorado Boulevard parkway will improve pedestrian safety, the tree canopy and transit access.

### **Street Classifications**

Blueprint Denver classifies Colorado Boulevard as a Mixed Use Arterial and an Enhanced Transit Corridor. Leetsdale Drive is classified as a Residential Arterial, and Bayaud Avenue is classified as an Undesignated Local Street. Mixed Use Arterials provide “*a high degree of mobility*” (p. 51) and “*are located in high-intensity mixed-use commercial retail and residential areas with substantial pedestrian activity*” (p. 57). Blueprint Denver encourages “*evaluating and implementing enhanced bus transit service*” (p. 98) on Enhanced Transit Corridors like Colorado Boulevard, and “*developing transit-supportive incentives like shared or reduced parking, and a mix of transit-supportive land uses*” (p. 100). Residential Arterials balance “*transportation choices with land access, without sacrificing mobility*” (p. 55), and Local Streets are tailored more to providing local access” (p. 51). The proposed map amendment to G-RH-3 will enable a moderate increase in density in an area that Blueprint Denver identifies as appropriate for change. Future residential development will be oriented to the street, will add to the diversity of housing in the area at the same scale as adjacent residential uses, and will improve the Colorado Boulevard parkway with pedestrian enhancements.



### The Boulevard Plan (1991)

The Boulevard Plan outlines visions, goals and objectives mainly for the commercially zoned property along Colorado Boulevard between 1<sup>st</sup> Avenue on the north, and Iliff Avenue on the south. The overall vision of the Plan is the *“this portion of Colorado Boulevard is and should continue to be, a regionally distinct transportation, business and residential corridor accommodating a wide range of development types and sizes which serve the shopping, business and entertainment needs of nearby residents, as well as providing destination opportunities for a wider community”* (p. 3). Plan goals to achieve this vision include:

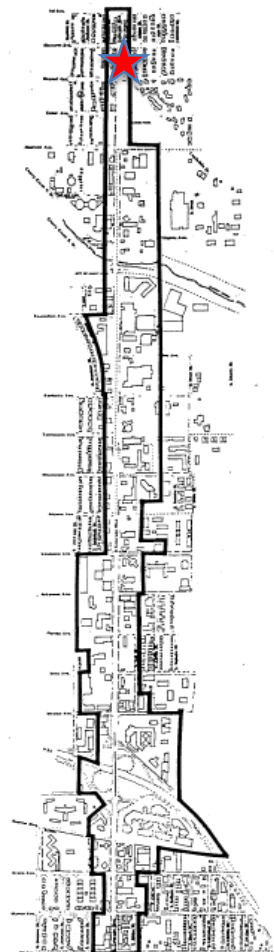
- Improving traffic flow and safety
- Retain a broad mix of land uses
- Define and reinforce the unique image of the corridor and ensure that new development

The proposed rezoning  
Three areas of concern identified in the Plan Goals are transportation, land use and urban design. The transportation recommendations in the Plan are mainly oriented to physical improvements within the corridor, improvements to support corridor transit and attempts to manage trip generation. Urban design recommendations in the Plan center mainly on physical improvements in the corridor to improve the public right-of-way such as signage, landscaping and the quality of private development on the corridor.

The general land use goals in the Plan include *“Continue an appropriate mix of land uses along the Boulevard”* and *“New development should be compatible with existing development”* (p. 29). Plan land use recommendations include:

- Overall Development Cap – *“While no wholesale increases in overall allowable development seem appropriate, some increase in development intensity may be appropriate for individual projects because of specific site or development proposal issues”* (p. 35).
- Land Use Mix – *“Seek to retain a diversity of land uses in the corridor”* (p. 36).
- On-Site Parking – *“All new development should provide sufficient parking to meet 100% of the projects needs on-site or in shared facilities adjacent to the site”* (p. 36).

The proposed rezoning of the subject property complies with these recommendations because the proposed redevelopment of a vacant church will add to the mix of residential development types on the corridor, will add a moderate level of development that is in character with the adjacent neighborhood and will provide 100% of the projects parking needs on-site.



## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to G-RH-3 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and Welfare**

Because the proposed map amendment implements the City's adopted plans, the proposed official map amendment furthers the public health, safety and general welfare of the City.

## **4. Justifying Circumstances**

The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "*The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.*"

The application identifies changes to the overall locale of the property, the location of the property on Colorado Boulevard and the Blueprint Denver designation of the property as within an Area of Change as the justifying circumstances for rezoning of the subject property. Overall changes in the area can be seen in the new infill townhomes across Colorado Boulevard in the Cherry Creek neighborhood and the redevelopment of the University Hospital site north of the property. These changes signal the overall changing character of the area. These changes combined with the fact that the current structure is vacant are appropriate justifying circumstances to support the redevelopment of the subject property.

## **5. Consistency with Neighborhoods Context Description, Zone District Purpose and Intent Statements**

The proposed G-RH-3 zone district is within the General Urban Neighborhood context. This context is "*characterized by multi-unit residential uses in a variety of building forms...Low-scale commercial areas are embedded within residential areas. Residential uses area primarily located along local and residential arterial streets*" (DZC p. 6.1-1). The General Urban context consists of a regular pattern of blocks formed by a grid street system. "*Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation... Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood*" (DZC p. 6.1-1).

The G-RH-3 zone district is intended "*to promote and protect higher density residential neighborhoods. The building form standards, design standards and uses work together to promote safe, active, pedestrian-scaled residential areas. The standards accommodate the pattern of urban house, duplex, row house and garden court building forms. The lowest-scale districts with a maximum height of 3 stories provide a transition to Urban and Urban Edge Neighborhood Contexts*" (DZC p. 6.2-1). The 3 story maximum height allowed by the zone district is consistent with the adjacent Urban Edge neighborhood and provides an acceptable transition to the General Urban context across Colorado Boulevard, which is also zoned G-RH-3.

### Staff Recommendation

Based upon the analysis set forth above, CPD staff finds that the application for rezoning the property located at 30-50 South Colorado Boulevard to the G-RH-3 zone district meets the requisite review criteria. Accordingly, staff recommends approval.

### Attachments

1. Application
2. Approved Legal Description
3. Comment Letters (64)



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.  Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.  Please provide an attachment describing the justifying circumstance.
	<input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.  Please provide an attachment describing how the above criterion is met.
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	

**PROPERTY OWNER OR PROPERTY OWNER'S REPRESENTATIVE CERTIFICATION/REQUEST**

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Sheridan Ventures Capital LLC/ McKinnon & Associates, LLC/Wells Springs, Inc.	30 S-50 S Colorado Boulevard, Denver CO 80246	100%	<i>[Handwritten Signature]</i>	<i>3/11/14</i>	B	yes
					B	yes
					B	
					B	
					B	

City of Denver, January 9, 2013

Return completed form to rezoning@denvergov.org

City of Denver, January 9, 2013

331 W. Colfax Ave., Dept. 205

December 22, 2015

Planning Services  
Denver Community Planning and Development  
201 West Colfax Avenue, Department 205  
Denver, Colorado 80202

Re: Authorization with respect to the proposed rezoning of that certain real property located at 30 S – 50 S Colorado Boulevard (“**Property**”) in the City and County of Denver, Colorado (“**City**”)

Ladies and Gentlemen:

The undersigned (collectively, “**Owners**”), as owners of the Property, hereby designate both Douglas McKinnon and Lynn Moore, as individual(s), and SMW Hilltop, LLC, a Colorado limited liability company and Davis Partnership Architects (individually and collectively, “**Representative**”), as authorized representative of Owners to submit on behalf of Owners all applications and supporting materials required or requested by the City in connection with the proposed G-MU-3 (or similar zone district) rezoning of the Property and any related development approvals in connection therewith. In furtherance of the foregoing, Owners request that any verbal or written communication regarding this application be given to Representative pursuant to such contact information provided by Representative to the City.

  
Sheridan Venture Capital, LLC

  
McKinnon & Associates, LLC

  
WellsSprings, Inc.

1350719.2



01/02/2015 01:37 PM  
City & County of Denver  
Electronically Recorded

R \$26.00

WD

D \$0.00

Recording requested by  
and after recording return to:  
Otten, Johnson, Robinson,  
Neff and Ragonetti, P.C.  
Attn: Kimberly Martin  
950 17<sup>th</sup> Street, Suite 1600  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

[Statutory Form – C.R.S. § 38-30-115]

**FOLSOM PARTNERS, LLC**, a Colorado limited liability company (“Grantor”), whose street address is 4625 E. Mansfield Avenue, Englewood, Colorado 80113, for the consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys an undivided 95.0% interest in the Property (as hereinafter defined) to **SHERIDAN VENTURE CAPITAL, LLC**, a Colorado limited liability company, whose street address is 240 Milwaukee Street, Suite 200, Denver, Colorado 80206; an undivided 2.5% interest in the Property to **MCKINNON & ASSOCIATES, LLC**, a Colorado limited liability company, whose street address is 730 17th Street, Suite 220, Denver, Colorado 80202; and an undivided 2.5% interest in the Property to **WELLS SPRINGS, INC.**, a Colorado corporation, whose street address is 240 Milwaukee Street, Suite 2, Denver, Colorado 80206, as tenants-in-common, such conveyance constituting a conveyance of all of Grantor’s right, title and interest in and to the Property. The “Property” is defined as the real property located in the City and County of Denver, State of Colorado, described on Exhibit A attached hereto and made a part hereof, with all its appurtenances. Grantor warrants the title to the Property against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Signed as of the 31st day of December, 2014.

**GRANTOR:**

**FOLSOM PARTNERS, LLC**, a Colorado limited liability company

By: \_\_\_\_\_  
Name: Mark Homlish  
Title: Managing Member

Doc Fee: \$ 180.00



C2008601

Recording requested by  
and after recording return to:  
Otten, Johnson, Robinson,  
Neff and Ragonetti, P.C.  
Attn: Kimberly Martin  
950 17<sup>th</sup> Street, Suite 1600  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

[Statutory Form – C.R.S. § 38-30-115]

**FOLSOM PARTNERS, LLC**, a Colorado limited liability company (“Grantor”), whose street address is 4625 E. Mansfield Avenue, Englewood, Colorado 80113, for the consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys an undivided 95.0% interest in the Property (as hereinafter defined) to **SHERIDAN VENTURE CAPITAL, LLC**, a Colorado limited liability company, whose street address is 240 Milwaukee Street, Suite 200, Denver, Colorado 80206; an undivided 2.5% interest in the Property to **MCKINNON & ASSOCIATES, LLC**, a Colorado limited liability company, whose street address is 730 17th Street, Suite 220, Denver, Colorado 80202; and an undivided 2.5% interest in the Property to **WELLS SPRINGS, INC.**, a Colorado corporation, whose street address is 240 Milwaukee Street, Suite 2, Denver, Colorado 80206, as tenants-in-common, such conveyance constituting a conveyance of all of Grantor’s right, title and interest in and to the Property. The “Property” is defined as the real property located in the City and County of Denver, State of Colorado, described on Exhibit A attached hereto and made a part hereof, with all its appurtenances. Grantor warrants the title to the Property against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Signed as of the 31st day of December, 2014.

**GRANTOR:**

**FOLSOM PARTNERS, LLC**, a Colorado limited liability company

By: \_\_\_\_\_  
Name: Naek Homlish  
Title: Managing Member

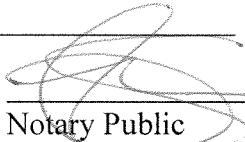
Doc Fee: \$ 180.00

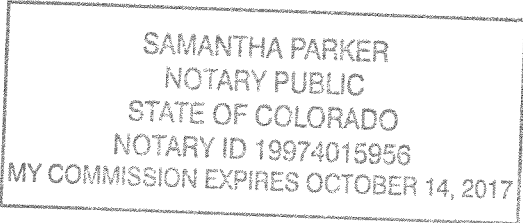
  
C2008601

STATE OF COLORADO )  
 ) ss.  
[CITY AND] COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 31st day of December, 2014, by Mark Homelusk as Managing Member of FOLSOM PARTNERS, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
  
Notary Public



## **EXHIBIT A**

### **Legal Description**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO; and

PLOTS 3, 4 AND 5, BLOCK 53, THE EASTERN CAPITAL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF LOT 5 LYING WITHIN LEETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO



## EXHIBIT B

### Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, a lien, not yet due or payable.
2. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
3. Terms, conditions, provisions, agreements and obligations contained in the Ordinances regarding Mountain View Preservation recorded March 14, 1968 in Book 9854 Page 231, January 6, 1969 in Book 9975 Page 351 and Recorded July 30, 1973 in Book 738 Page 127
4. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Lease as set forth below:  
  
Recording Date: March 19, 2004  
Recording No.: Reception No. 20040319000124520  
(Adams County Records)
5. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Lease with Option to Purchase, excepting any provisions set forth therein with respect to any option or right of first refusal to purchase the subject property exercisable by tenant, as set forth below:  
  
Recording Date: January 8, 2013  
Recording No.: Reception No. 2013003174
6. Matters disclosed by the ALTA/ACSM Land Title Survey by Chessnoe and Associates, dated December 11, 2014, to wit:
  - a. The fact that the overhead utility line is not located within a recorded easement.
  - b. The fact that the mason retaining wall encroaches into South Colorado Boulevard and the Leetsdale Drive rights of way.



## CHICAGO TITLE INSURANCE COMPANY

---

8055 E. Tufts Ave., Ste 300  
Denver, Colorado 80237  
Phone: (303)291-9999 Fax: (303)291-9997

**Kimberly Martin**  
**Otten, Johnson, Robinson Neff & Ragonetti, PC**  
**950 17<sup>th</sup> Street, Ste. 1600**  
**Denver, CO 80202**

**RE: Original recorded document(s)– C2008601**

Enclosed please find the **ORIGINAL RECORDED DOCUMENTS** that were submitted electronically to the County Clerk and Recorder for recordation.

A recorded copy of the first page of the document is attached disclosing the date, time and reception number of the recorded instrument.

We value your business.

Sincerely,

CHICAGO TITLE INSURANCE COMPANY

## **Property and Legal**

Following are the legal descriptions for the properties:

### **30 S. Colorado Boulevard:**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

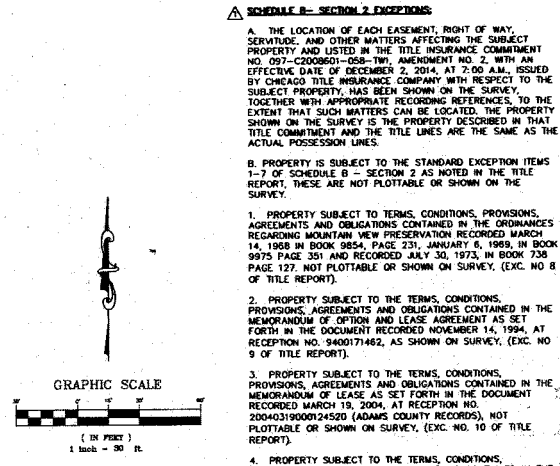
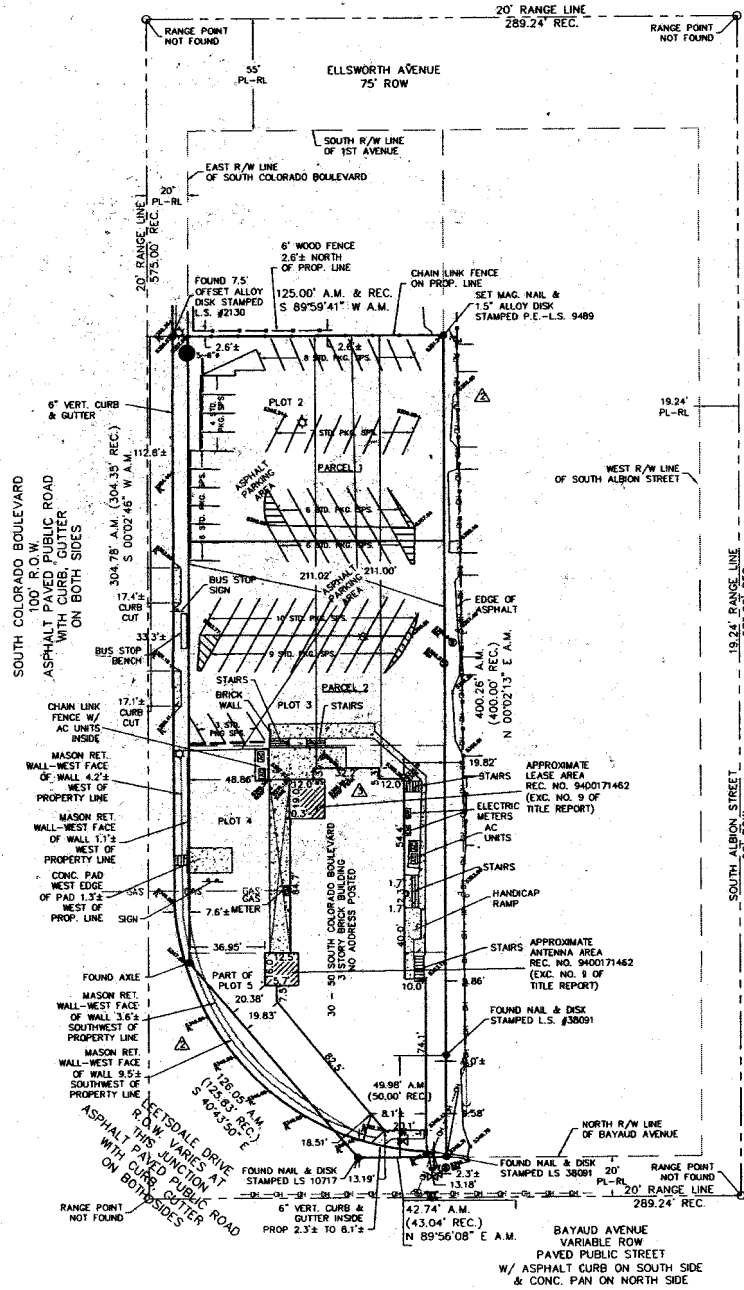
### **50 S. Colorado Boulevard:**

PLOTS 3, 4, AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LEETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# ALTA/ACSM LAND TITLE SURVEY

PARCEL LOCATED IN THE SW 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

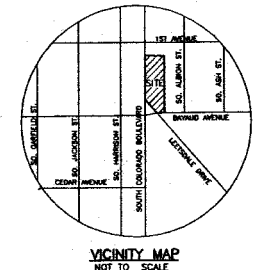
#30 - 50 SOUTH COLORADO BOULEVARD



- LEGEND**
- SET MAG. NAIL W/ 1.5" DIA.
  - ALLOY DISK STAMPED P.E. & L.S. #9489
  - FOUND MONUMENT AS NOTED
  - FIELD ANGLE
  - A.M. — AS MEASURED IN FIELD
  - REC. — DEED OR PLAT DISTANCE
  - FL — FLOW LINE
  - PL — PROPERTY LINE
  - RL — RANGE LINE
  - SPOT ELEVATION
  - POWER POLE
  - AIR CONDITIONER UNIT
  - ELECTRIC METER
  - GAS METER
  - LIGHT POLE
  - WATER VALVE
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - CONCRETE AREA
  - COVERED AREA
  - DECIDUOUS TREE WITH TRUNK DIA. IN INCHES
  - PROPERTY LINE
  - LOT LINE
  - OVERHEAD UTILITY LINE
  - OVERHEAD 1-PHASE PRIMARY ELEC.
  - OVERHEAD SECONDARY ELEC.
  - OVERHEAD TELEPHONE LINE
  - EXIST. CHAIN LINK FENCE
  - EXIST. WOOD FENCE

NOTE: IT SHOULD BE NOTED THAT THE CITY OF DENVER 1/4 SECTION MAPS SHOWS THE PORTION OF LOT 5 AS ONLY 50 FEET IN A NORTH-SOUTH DIRECTION

NOTE: 2" MILWRAP GAS LINE IN SOUTH COLORADO BOULEVARD, EXACT LOCATIONA COULD NOT BE DETERMINED AT THIS TIME.



**SCHEDULE B - SECTION 2 EXCEPTIONS**

A. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 097-C2008601-058-TW1, AMENDMENT NO. 2, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2014, AT 2:00 A.M., ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY TOGETHER WITH APPROPRIATE RECORDING REFERENCES. TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT AND THE TITLE LINES ARE THE SAME AS THE ACTUAL POSSESSION LINES.

B. PROPERTY IS SUBJECT TO THE STANDARD EXCEPTION ITEMS 1-7 OF SCHEDULE B - SECTION 2 AS NOTED IN THE TITLE REPORT, THESE ARE NOT PLOTTABLE OR SHOWN ON THE SURVEY.

1. PROPERTY SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCES REGARDING MOUNTAIN VIEW PRESERVATION RECORDED MARCH 14, 1968, IN BOOK 9854, PAGE 231, JANUARY 6, 1969, IN BOOK 9975 PAGE 351 AND RECORDED JULY 30, 1973, IN BOOK 738 PAGE 127, NOT PLOTTABLE OR SHOWN ON SURVEY, (EXC. NO. 8 OF TITLE REPORT).
2. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF OPTION AND LEASE AGREEMENT AS SET FORTH IN THE DOCUMENT RECORDED NOVEMBER 14, 1994, AT RECEPTION NO. 940017482, AS SHOWN ON SURVEY, (EXC. NO. 9 OF TITLE REPORT).
3. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF LEASE AS SET FORTH IN THE DOCUMENT RECORDED MARCH 19, 2004, AT RECEPTION NO. 200402800024520 (ADAMS COUNTY RECORDS), NOT PLOTTABLE OR SHOWN ON SURVEY, (EXC. NO. 10 OF TITLE REPORT).
4. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF LEASE WITH OPTION TO PURCHASE AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 8, 2013, AT RECEPTION NO. 2013030374, NOT PLOTTABLE OR SHOWN ON SURVEY, (EXC. NO. 11 OF TITLE REPORT).
5. PROPERTY SUBJECT TO ANY EXISTING LEASES OR TENANCES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES, NOT PLOTTABLE OR SHOWN ON SURVEY, (EXC. NO. 12 OF TITLE REPORT).

**LEGAL DESCRIPTION**

PARCEL 1:  
PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:  
PLOTS 3, 4, AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO

**CERTIFICATE OF SURVEY**

TO: SHERIDAN VENTURE CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY; FOLSON PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDING 7(A), 8, 9, 10, AND 11(A) OF TABLE A THEREOF. FURTHER, THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTANDING THAT IN ANY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: DECEMBER 8, 2014

BY: MICHAEL S. CHESNOE P.E. & L.S. REGISTRATION NO. 9489

DATE: 2/15/16 9489

- NOTES**
1. THE RELATIVE POSITIONAL ACCURACY OF CORNERS IS 0.07 FEET (OR 20MM) ± 50 FPM.
  2. AREA OF PROPERTY IS 46,118 SQUARE FEET ± 0.05% (ADAMS COUNTY RECORDS).
  3. PROPERTY IS WITHIN ZONE X (AREA DETERMINED TO BE 5/8" ± 5/8" ± 2" ANNUAL CHANCE FLOODPLAIN) AND THEREFORE IS SUBJECT TO THE 1% FLOOD PLAIN PER FIRM MAP FOR COMMUNITY NO. 10001 (MAP NO. 2002) DATED NOVEMBER 17, 2005.
  4. SURVEYOR RELIED UPON THE TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 097-C2008601-058-TW1, AMENDMENT NO. 2, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2014, FOR THE PREPARATION OF THIS SURVEY.
  5. FIFTY NINE (59) STANDARD PARKING SPACES AND ZERO (0) DESIGNATED HANDICAPPED PARKING SPACES EXIST ON THE PROPERTY.
  6. ALL DISTANCES SET FORTH ON THIS SURVEY ARE IN FEET AND HUNDREDTHS OF A FOOT.
  7. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 0°02'13" E, BETWEEN TWO FOUND MONUMENTS 400.26 FEET APART BEING THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY; ONE MONUMENT BEING A MAG. NAIL & 1.5" DIA. ALLOY DISK STAMPED P.E. & L.S. #9489 AT THE NORTHEAST PROPERTY CORNER AND THE OTHER BEING A NAIL AND DISK STAMPED L.S. #38091 AT THE SOUTHWEST PROPERTY CORNER.
  8. BENCHMARK: CDD BM #215, AT INTERSECTION OF 1ST AVENUE AND COLORADO BOULEVARD, CITY & COUNTY OF DENVER (CDD) BRASS CAP ON TOP OF CURB AT SOUTHEAST CORNER OF INTERSECTION, ELEVATION 5383.50 (NAVD 1988 DATUM).
  - PROJECT BENCHMARK (BM): TOP OF A NAIL AND ALLOY DISK STAMPED L.S. #38091, AT SOUTHEAST PROPERTY CORNER, ELEVATION = 5349.31 (NAVD 1988 DATUM).
  9. REFERENCE POINT FOR THE ORDINANCES REGARDING MOUNTAIN VIEW PRESERVATION RECORDED MARCH 14, 1968, IN BOOK 9854, PAGE 231, JANUARY 6, 1969, IN BOOK 9975 PAGE 351 AND RECORDED JULY 30, 1973, IN BOOK 738 PAGE 127, CROSS CUT IN TOP STEP NEAR THE SUNDIAL AT CRAWMER PARK, ELEVATION 5436.79 (NAVD 1988 DATUM), ELEVATION AT BOTTOM OF SUNDIAL EQUALS 5426.56 (NAVD 1988 DATUM).
  10. MAXIMUM HEIGHT OF STRUCTURES ON SITE PER THE ORDINANCES REGARDING MOUNTAIN VIEW PRESERVATION RECORDED MARCH 14, 1968, IN BOOK 9854, PAGE 231, JANUARY 6, 1969, IN BOOK 9975 PAGE 351 AND RECORDED JULY 30, 1973, IN BOOK 738 PAGE 127, EQUALS 5456.79' (NAVD 1988 DATUM).
  11. PLAT PREPARED DECEMBER 11, 2014.

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

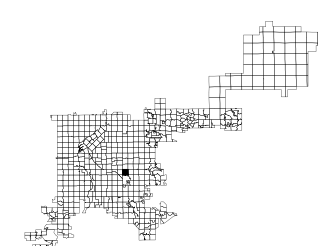
AT \_\_\_\_\_, \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS, RIGHTS-OF-WAY SURVEYS AT PAGE \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_

PREPARED BY: CHESNOE AND ASSOCIATES 4101 EAST WESLEY AVENUE SUITE #2 DENVER, COLORADO 80222 PHONE: 303-722-2877 E-MAIL: chesnoe@denverccmcoast.net	CALL UNCC TWO WEEKS OUT BEFORE YOU DIG 800-922-1987 UTILITY NOTIFICATION CENTER OF COLORADO
--	---

- △ REV. 2-18-15 REV. ADDED ROOF SPOT ELEVATIONS
- △ REV. 1-20-15 REV. ADDED SPOT ELEVATIONS AND GENERAL NOTES 8, 9 AND 10.
- △ REV. 12-17-14 REVISED SCHEDULE B-SECTION 2 EXCEPTIONS

# Denver County Assessor's Map

## 06073

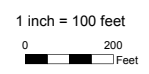


City and County of Denver Assessor Map Index

T4S R68W S12 05121	06072	06071
05125	T4S R67W S7 06073	06074
05131 T4S R68W S13	N/A T4S R67W S18	06181

Surrounding Mapsheets

2



Projection: StatePlane  
Units: US Survey Feet  
Colorado Central Zone 502  
Horizontal Datum: NAD83/92 HARN  
Vertical Datum: NAVD83  
Map Updated: 11/9/2015

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

Denver Property Assessment and Taxation System (3.2.3)

## 30 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309018000 PIN 163309847	THE EASTERN CAPITOL HILL SUB B53 PLOT 2	INDUSTRIAL, MISC IMPS	DENV

**Additional Property Information**

Clear results

**Zoning** Details  
 Zone District: E-SU-D  
 Code Version: 2010  
[Zoning Map](#) 161300941

**Neighborhood** Details  
 Hilltop

**Subdivision** Details  
 The Eastern Capitol Hill Sub-Division

**Historic Landmark District** Details  
 No

**Historic Landmark** Details  
 No

**Enterprise Zone** Details  
 Not in enterprise zone. 161301009

**Floodplain Designation** Details  
 Zone: X

**30 S COLORADO BLVD**  
 DENVER, CO  
**Schedule Number:** 0607309018000  
**Owner:**  
 SHERIDAN VENTURE CAPITAL LLC  
 240 MILWAUKEE ST  
 DENVER, CO  
**Property Value**  
[Directions](#) | [Street View](#) | [Parcel Map](#)

Map data ©2015 Google Terms of Use Report a map error

# 30 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309018000	THE EASTERN CAPITOL HILL SUB B53 PLOT 2	INDUSTRIAL, MISC IMPS	DENV

[Property Summary](#)
[Property Map](#)

## Assessment

**Actual Value Year:** 2015      **Actual Value:** \$588,500

## Property

**Year Built:** 0      **Square Footage:** 0

## Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price
-----------------------------	---------	-----------------	-------------

No comparables available for this property.

Denver Property Assessment and Taxation System (3.2.3)

## 50 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309017000 <b>PIN</b> 163309839	THE EASTERN CAPITOL HILL SUB B53 PLOT 3 & 4 & THAT PT OF PLOT 5 DAF BEG SE COR PLOT 5 W 43.04FT NWLY TO NW COR PLOT 5 E TO NE COR PLOT 5 S 100FT	INDUSTRIAL - SCHOOL	DENV

**Additional Property Information**

[Clear results](#)

**Zoning** [Details](#)

Zone District: **E-SU-D**

Code Version: **2010**

[Zoning Map](#)

**Neighborhood** [Details](#)

Hilltop

**Subdivision** [Details](#)

The Eastern Capitol Hill Sub-Division

**Historic Landmark District** [Details](#)

No

**Historic Landmark** [Details](#)

No

**Enterprise Zone** [Details](#)

Not in enterprise zone

**Floodplain Designation** [Details](#)

Zone: **X**

**50 S COLORADO BLVD**  
DENVER, CO 80246-1041

**Schedule Number:** 0607309017000

**Owner:**  
SHERIDAN VENTURE CAPITAL LLC  
240 MILWAUKEE ST  
DENVER, CO

**Property Value**

[Directions](#) | [Street View](#) | [Parcel Map](#)



# 50 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
SHERIDAN VENTURE CAPITAL LLC MCKINNON & ASSOCIATES LLC 240 MILWAUKEE ST DENVER , CO 80206-5006	0607309017000	THE EASTERN CAPITOL HILL SUB B53 PLOT 3 & 4 & THAT PT OF PLOT 5 DAF BEG SE COR PLOT 5 W 43.04FT NWLY TO NW COR PLOT 5 E TO NE COR PLOT 5 S 100FT TO POB	INDUSTRIAL - SCHOOL	DENV

[Property Summary](#)

[Property Map](#)

Assessment			
<b>Actual Value Year:</b>	<b>2015</b>	<b>Actual Value:</b>	<b>\$1,320,000</b>

Property			
<b>Year Built:</b>	<b>1961</b>	<b>Square Footage:</b>	<b>23296</b>

Comparables			
Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price

January 4, 2016  
REVISED: March 11, 2016

Theresa Lucero  
Planning Services – City and County of Denver  
201 W Colfax Avenue, Dept. 203  
Denver, CO 80202



**Re: AMENDED Rezoning Initiation – 30 and 50 S. Colorado Boulevard**

Dear Theresa:

As the Applicant’s representative on behalf of SMW Hilltop, LLC, Sheridan Ventures Capital LLC, McKinnon & Associates LLC, WellsSprings, Inc. (collectively the “Applicant”), please accept this submittal to start the rezoning review for the property located at 30-50 S. Colorado Boulevard. The Applicant is requesting a G-RH-3 zone for the property.

**Property Location:**

The subject property is located along Colorado Boulevard between E. Ellsworth Avenue and E. Bayaud Avenue in Denver and is owned by the Applicant.

**Property and Legal:**

Following are the legal descriptions for the properties.

**30 S. Colorado Boulevard:**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**50 S. Colorado Boulevard:**

PLOTS 3, 4, AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LEETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**Site Description:**

This approx. one acre property fronting S. Colorado Boulevard contains a dilapidated and unoccupied former church building of non-historic status, surface parking, and vehicle curb cuts from Colorado Blvd. Leetsdale Drive forms a portion of the property boundary to the southwest and E. Bayaud

**DENVER OFFICE**

2901 Blake Street, Suite 100  
Denver, CO 80205-2303  
T 303.861.8555  
F 303.861.3027

[www.davispartnership.com](http://www.davispartnership.com)

Avenue forms a small portion of the southern property boundary. The current property zoning is E-SU-D and the property immediately to the north and east is zoned the same. To the south is Burns Park and to the west, across Colorado Blvd. is a mix of different residential and commercial zone districts, with a predominance of G-RH-3. The site is located within the Cranmer Park View Plane area and Colorado Blvd. is a designated Denver Parkway.

**Purpose & Intent:**

The purpose of this rezoning is to create the opportunity for reasonable and appropriate residential development on this almost half city block fronting Colorado Blvd. The current E-SU-D zoning is not appropriate in this location because it only allows for the development of single family homes with minimum lot sizes of 6,000 SF. As a major arterial in this part of Denver, Colorado Blvd. brings high visibility to this property along with many development challenges. These challenges include virtually non-stop traffic noise, congestion, and vehicle access limitations not supportive of single family residential home development. Because of these negative influences, the current aesthetic character of this property presents an unattractive and non-contributing edge to the Colorado Blvd. corridor and a visually compromised gateway to the established Hilltop neighborhood.

We intend to establish a zoning designation that will encourage sustainable residential development more appropriate for this commercial corridor. We believe that the single unit development limitations of the current zoning make this specific property very difficult to develop as a residential use for the reasons previously stated. There is a fundamental incongruence between the current challenges of this location and the viability of single family homes at this site. As proposed, a G-RH-3 zone would offer flexibility for a variety of residential unit types that would be viable in this location along the Colorado Blvd. corridor. In addition, the 3-story limitation of this zone is in scale with, and complimentary to, the surrounding zoning and development. Finally, new residential development on this property has the opportunity to greatly improve the aesthetic character of this property, provide an important noise and safety barrier for the neighborhood and create a fresh and attractive edge for the community and gateway to the established Hilltop neighborhood.

**Public Outreach & City of Denver Coordination:**

Immediately after acquiring the 30-50 S. Colorado Blvd. parcel in late 2014, the Applicant reached out to both Councilman Susman and the Hilltop RNO Leadership/Zoning Committee (and staff too) to discuss a potential property rezoning. This outreach has continued from the first quarter of 2015 to the present, through numerous meetings with stakeholders, including immediate neighbors, RNO's and their subcommittees, and other individual neighbors. In addition, The Applicant has initiated several meetings with Councilman Susman and City staff to share intent and obtain feedback and direction and worked with a City-hired facilitator for several months to further the public outreach efforts.

It is important to note that while public outreach is not required as part of the rezoning process prior to making an official application, the Applicant has taken the initiative to organize and attend these meetings in an effort of conveying rezoning intent and to encourage a collaborative dialogue. As a result of specific feedback from both the neighborhoods and the City representatives, several zoning concessions have been made from the initial intent to seek a mixed use zone (G-RX-5 w/waivers) for the property. Because of specific comments and encouragement at these meetings, the G-RX-5 zoning was replaced with a residential zoning of no more than three stories (G-MU-3). With continued community and city collaboration, this amended application is seeking a G-RH-3 zoning.

**Review Criteria:**

*General Review Criteria - The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7.*

**A. Consistent with Adopted Plans**

Consistent with objectives of the Denver Comprehensive Plan 2000:

- From Land Use Strategy 3-B: "Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses."
- Mobility Strategy 4-E: "Continue to promote mixed-use development, which enables people to live near work, retail and services."
- Legacies Strategy 3-A: "Identify areas in which increased density and new uses are desirable and can be accommodated."

- Compact development: “...improved neighborhood cohesion, reduced urban sprawl and residents more directly connected to services and amenities within their immediate living environment.”

The proposed 30-50 S. Colorado Blvd. rezoning is consistent with Blueprint Denver in that this property is located within an identified Area of Change. This rezoning would support the objectives of an Area of Change as follows:

- Development / redevelopment that focuses growth in a way that benefits the city as a whole.
- New development that enhances the visual quality of buildings, streets and neighborhoods, thereby affecting the quality of life in the Areas of Change and surrounding neighborhoods.
- Improving the City’s economic base and providing jobs.

Colorado Boulevard is identified in Blueprint Denver as a Mixed Use Arterial.

Allowing a slightly higher residential density (vs. only single unit residential) is appropriate along this arterial.

***B. Uniformity of District Regulations and Restrictions***

The G-RH-3 zone for this 30-50 S Colorado Blvd. property will adhere to developed regulations that are consistent on all contiguous parcels (half block) and complementary to the surrounding neighborhood. The proposed use as residential and the form of three stories is consistent with surrounding land uses and appropriate in this location fronting Colorado Blvd.

***C. Public Health, Safety and General Welfare***

The proposed rezoning of the 30-50 S Colorado Blvd. properties will improve the health, safety and welfare of the city by allowing this property to be developed with viable and sustainable residential units. The current vacant and run-down property can be replaced with occupied residences where activity can serve as a deterrent to vandals and vagrants. The complete lack of sidewalks and pedestrian corridors currently on and around the property will be replaced with safe pedestrian corridors that are developed to City standards and that link to other local and regional pedestrian and bikeways serving the community. The current unattractive, run-down appearance will be improved through the development of attractive and well-maintained residences and landscape.

**Additional Review Criteria for Non-Legislative Rezonings:**

*Rezoning to G-RH-3 District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.8.*

**Justifying Circumstances:**

***The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.***

The 30-50 S Colorado Blvd. properties are located in an area of the City that has changed significantly since it was originally developed as single unit residential many decades ago. The growth of Colorado Boulevard over time into one of Denver’s major arterials has caused the decay of many established single family residences and small commercial businesses fronting this corridor. Access challenges, noise, compromised safety, among other factors all contribute to this changed condition. This condition is evident in the many residences facing Colorado Blvd. in this area that have turned their back/walled themselves off from this arterial, essentially turning away from what has historically been their front yard and door. The current E-SU-D zone, allowing only single unit residential use, is no longer viable and sustainable in this location; single unit residences facing S. Colorado Blvd. are neither appropriate nor marketable. The G-RH-3 zone allows for some flexibility in the type of residential units that are more appropriate for the location of the property.

Redevelopment of this property provides an opportunity to achieve other objectives identified in Blueprint Denver and other City regulating documents (in addition to those identified earlier in this document). Where no pedestrian corridors currently exist, pedestrian activity can be increased through the creation of safe corridors that support walkability for residents. The current pedestrian infrastructure in this area supports limited to no pedestrian activity while the designation of Colorado Blvd. as a mixed-use arterial encourages a variety of travel choices and substantial pedestrian activity. A rezoning can facilitate redevelopment of this property thereby achieving these objectives.

***The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.***

The proposed G-RH-3 zone is a residential district allowing urban house, duplex, garden court and row house building forms. The tallest building form has a maximum height of three stories. This proposed zone consists of housing types that are compatible with the surrounding neighborhood,

Rezoning Initiation – 30-50 S. Colorado Boulevard

January 4, 2016

REVISED March 11, 2016

including along S. Colorado Boulevard. The development will provide a much needed buffer between a heavily traveled, congested corridor and the urban house form to the east.

In addition to this letter that includes the required Review Criteria, please find the following required documents:

- Zone Map Amendment Application
- Property Legal Descriptions
- 30-50 S. Colorado Blvd. Survey
- Proof of Ownership Map & Assessors Information

Thank you in advance for reviewing this request for Zone Map Amendment and please contact me if you need additional material or have any questions.

Sincerely,

**DAVIS PARTNERSHIP ARCHITECTS, PC**



Lynn A. Moore, FASLA  
Principal

## **Property and Legal**

Following are the legal descriptions for the properties:

### **30 S. Colorado Boulevard:**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### **50 S. Colorado Boulevard:**

PLOTS 3, 4, AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LEETSDALE DRIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



Comment  
Letters on  
G-MU-3  
Application

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Cc:** [r.adams12@comcast.net](mailto:r.adams12@comcast.net)  
**Subject:** FW: Stop the Highrise at 30-50 Colo. Blvd.  
**Date:** Friday, March 04, 2016 11:25:41 AM

---

Theresa,  
Another email for the record.  
Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Roger Adams [r.adams12@comcast.net]  
**Sent:** Thursday, March 3, 2016 10:05 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net  
**Subject:** Stop the Highrise at 30-50 Colo. Blvd.

Hello MaryBeth -

As long-time hilltop residents, we are strongly opposed to the proposed high-rise apartment building at 30-50 South Colo. Blvd. A complex like this with 105 units within the well established boundaries of our single family community will dramatically change our neighborhood and set a terrible precedent.

Just as important, the traffic on Colorado Blvd starting at this intersection and continuing into Belcairo is already a nightmare. Forcing the southbound traffic to make a U-turn at the Leetsdale/Bayaud intersection will turn Colorado Blvd into a parking lot in front of the new building. This congestion at Leetsdale at Bayaud will force the southbound traffic accessing this facility to turn east on 1st or 3rd and drive through our residential streets where children now play and ride bikes comfortably. Our neighborhood is not designed to handle this kind of traffic volume

I can't believe you would change the zoning in a way that is so harmful to such an historic old neighborhood.

Shame on you if you allow this re-zoning to happen.

*Roger and Kate Adams*  
320 Bellaire Street

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Heather Alcott](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Opposition to 10-50 S. Colorado Blvd.  
**Date:** Sunday, February 14, 2016 11:16:59 AM

---

Ms. Alcott,  
thank you for your letter. I am forwarding to the planning office so it can be part of the public record and shared with all council and planning board.  
You can keep up on meetings/hearings, etc. at the neighborhood association website [www.denverhilltop.com](http://www.denverhilltop.com). [www.denverhilltop.com](http://www.denverhilltop.com).  
Thank you for caring,  
Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Heather Alcott [[hgalcott@msn.com](mailto:hgalcott@msn.com)]  
**Sent:** Saturday, February 13, 2016 2:19 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Opposition to 10-50 S. Colorado Blvd.

Marybeth,  
My name is Heather Alcott. I am a resident of the Hilltop neighborhood. My house is located at 80 Elm Street. I find this development concerning for many reasons. We already have serious traffic issues in the area coupled with an increase in our crime rate. This type of decision, if approved, would encourage my husband and I to sell our house in Hilltop. Too much development is going on in the area. We also feel Cherry Creek is moving further up first avenue; encroaching upon Hilltop. Now a 3 story apartment building with renters will add to our neighborhood?

Please help us by keeping us informed of meetings regarding this development so we, as residents in the area, can voice our concerns.

Regards,  
Heather Alcott

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Sue Anschutz-Rodgers](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Church Property 10-50 S. Colorado Blvd.  
**Date:** Monday, February 15, 2016 1:01:15 PM

---

Dear Sue,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thank you for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Sue Anschutz-Rodgers [SAR@tac-denver.com]  
**Sent:** Monday, February 15, 2016 12:11 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net  
**Subject:** Church Property 10-50 S. Colorado Blvd.

## Dear Councilwoman Susman

I recently received an e-mail concerning the development on the church property at 10-50 S. Colorado Boulevard, changing the zoning from the present single-family dwelling E-SU-D to G-MU-3, which would allow development of a multi-unit building.

I strongly object to this change, as this is the first

step to the area becoming a second Cherry Creek shopping center disaster. The Cranmer/Hilltop areas should be kept for single family dwelling only in order to preserve the historic character of the neighborhoods.

Most sincerely,

Sue Anschutz-Rodgers

75 Eudora Street

Denver, CO 80202

303-388-0310

## **Barge, Abe M. - CPD Planning Services**

---

**From:** Susman, Mary Beth - City Council  
**Sent:** Wednesday, January 27, 2016 9:58 AM  
**To:** L D  
**Cc:** Barge, Abe M. - CPD Planning Services  
**Subject:** RE: developers and 30-50 South Colorado Blvd in Hilltop

Dear Laurel and Luke

Thank you for your note. I will forward to the planning office so it can be part of the public record and all council and planning board will see it. It is important to note that there are no commercial businesses going in per the zone filing they are asking for. And multi-unit apartments are residential. Just to let you know the facts. Thanks for caring.

MB

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** L D <peace53058@rocketmail.com>  
**Date:** 01/27/2016 9:10 AM (GMT-07:00)  
**To:** "Susman, Mary Beth - City Council" <MaryBeth.Susman@denvergov.org>  
**Cc:** sfs374@comcast.net, Slukeb <slukeb@zoho.com>  
**Subject:** developers and 30-50 South Colorado Blvd in Hilltop

Dear Councilwoman Susman,

We are residents of the Hilltop neighborhood and very much opposed to the development currently in progress for 30-50 South Colorado Blvd which will rezone these lots into multi-dwelling units and G-MU-3. The dismantling of our family neighborhood is expanding with developer negotiations for a contiguous vacant lot at 10 South Colorado.

These development plans will encroach upon our small family neighborhood with commercialization and congestion that our residential neighborhood streets and intersections cannot handle.

Please stop this development that will negatively change our neighborhood and protect the residential community of Hilltop.

Thank you.

Sincerely,  
Laurel Davis and Luke Bakiras  
235 Elm Street  
Denver, CO 80220

Milt Bollman  
4110 E Bayaud  
Denver, CO 80246

February 8, 2016

Councilwoman Mary Beth Susman  
City and County Building  
1437 Bannock Street Room 451  
Denver CO 80202

Re: Property at 10-50 S Colorado Blvd. (The Church Property)

Dear Mary Beth:

This is an update to my letter to you dated December 9, 2015 (attached) concerning my opposition to the developers' plans to build a high density three story apartment building on the Church Property.

I understand that the developers have filed a formal request to have the Church Property rezoned to G-MU-3 which, in my opinion, would adversely affect the character and feel of our Hilltop neighborhood as described in my previous letter. This would be due primarily to the size of the planned development (100 to 105 units) and the height (up to 45 feet above ground, if 3 stories are build over the planned two story parking garage). Such a large scale development on the Church Property would be inconsistent with *Blueprint Denver* and begs the question why the City would go to the trouble and expense of creating this plan and not follow through to support its recommendations.

Understanding that responsible development should take place on the Church Property and that current zoning of E-SU-D only allows for single family homes, I would be in favor of rezoning requests of G-RH-3, E-TH-2.5 or S-TH-2.5, which would allow lower density residential development that would be in keeping with the character and feeling of our neighborhood.

Please make this letter and my previous letter a part of the Public Record for submission to the City's planning department. Thank you for your assistance in this matter.

Sincerely,

Milt Bollman

Attachment

Milt Bollman  
4110 E Bayaud  
Denver, CO 80246

December 9, 2015

Councilwoman Mary Beth Susman  
City and County Building  
1437 Bannock Street Room 451  
Denver CO 80202

Re: Property at 30-50 S Colorado Blvd. (The Church Property)

Dear Mary Beth:

I just wanted to add my sentiment to the other letters and comments that you have received from concerned neighbors in Hilltop in opposition to the developers' plans to build a large three story, high density apartment building on The Church Property.

Sue and I have been 20 year residents in our home and appreciate the ability to walk with our dogs on mostly uncrowded streets with a real neighborhood feeling. Over the years, that feeling has remained essentially unchanged other than for remodeling, replacing or upgrading of the homes in Hilltop. One very positive step taken by Denver City Council was to eliminate lot splitting at less than 18,000 square feet which has resulted in the furtherance of maintaining the character of our neighborhood.

I look to you and other members of City Council to continue such support of the Hilltop neighbors. I understand that an overwhelming majority of our neighbors are against any modification to the exiting zoning on The Church Property. I know at some point that change will take place on this land and believe that it can be successfully accomplished within existing zoning constraints which are consistent with the recommendations of *Blue Print Denver*. This type of lower density, lower height development, I believe, would be fully supported by Hilltop neighbors and would be in keeping with the feel and character that has been established over many years.

I hope I can count on you to carry this message to your fellow city council members and to the City's zoning department. Thank you in advance for all of your efforts on our behalf.

Sincerely,

Milt Bollman



**From:** [Brewster Boyd](#)  
**To:** [Barge, Abe M. - CPD Planning Services](#); [Lucero, Theresa L. - Community Planning and Development](#)  
**Cc:** [Susman, Mary Beth - City Council](#)  
**Subject:** Opposed to 10-50 S. Colorado Re-Zoning  
**Date:** Monday, February 15, 2016 1:11:19 PM

---

Mr. Barge and Ms. Lucero—

I wanted to forward you my note that I sent to Councilwoman Susman. I respect that the developers have made effort to engage with the neighbors, however, this re-zoning is totally inconsistent with the neighborhood context. I absolutely support a re-zoning that is consistent with an Area of Change not necessarily an “Area of Capacity Improvement”.

Despite what the developers may be saying, I would challenge them to demonstrate any material support for this proposal. The property at 10 S. Colorado Blvd purchased from the Van Der Heijdes does garner the support from the Van Der Heijdes but please note that it appears the Van Der Heijdes no longer plan to live on Albion Street – their address noted in the re-zoning application (3055 Lafayette Dr, Boulder) is a new home purchased 11/6/2015 within weeks of agreeing to the sale of 10 S. Colorado Blvd. I nor my neighbors have been able to confirm this since the Van Der Heijdes have been out of communication with the neighborhood and do not appear to have been home for several months. I would suggest any letters of support from them be discounted due to the conflict of interest in selling their property to the developers and their apparent relocation.

Respectfully,  
Brewster Boyd

**From:** Brewster Boyd [<mailto:brewsterboyd@gmail.com>]  
**Sent:** Wednesday, January 20, 2016 9:30 PM  
**To:** [MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)  
**Cc:** Susan Sweeney  
**Subject:** Opposed to 30-50 S. Colorado rezoning

Councilwoman Susman –

I am writing as a neighbor of the 30-50 S. Colorado Blvd proposed redevelopment in **vehement opposition to the rezoning application**. As you know, I have been engaged with multiple discussions with the developers, neighbors, Hilltop Civic Association, and in a facilitated meeting with you. While I believe this property is appropriately identified as a transitional parcel by Blueprint Denver, the zoning and project as presented are in no way consistent with the neighborhood. I have very strong safety concerns, in particular because of the poor access to the site off of the main artery, Colorado Blvd, which will force traffic, and potentially parking, into the neighborhood streets. In addition, we have no sidewalks in the portion of the neighborhood, so dramatically increased vehicle traffic is a worrisome hazard.

The re-zoning proposed allows for 10 times the density of the current neighborhood. Regardless of any deed restricted “concessions” a developer may make, there is no rationale that supports allowing for 10 times the density of the area. This is completely inconsistent and unprecedented

within the current neighborhood.

Respectfully,  
Brewster Boyd  
30 S. Albion St.  
Denver, CO 80246  
303-253-1603 (m)

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [mjbundy@comcast.net](mailto:mjbundy@comcast.net)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 10 - 50 S Colorado Blvd development  
**Date:** Sunday, February 14, 2016 7:13:54 PM

---

Dear Bundy

Thank you for your email. I am forwarding to the planning office so it will be part of the public record and all council and planning board will see it.

Thank you for caring!

Mary Beth

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** [mjbundy@comcast.net](mailto:mjbundy@comcast.net)  
**Date:** 02/14/2016 6:25 PM (GMT-07:00)  
**To:** "Susman, Mary Beth - City Council" <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>  
**Subject:** 10 - 50 S Colorado Blvd development

Hello Councilwoman Susman,

We are strongly opposed to this development, its planned density and its zoning variance/rezoning request.

As nearby residents, we know only too well the perils of Colorado Blvd through the Alameda, Leetsdale and 1st Avenue cross streets.

Adding density to this particular area makes no sense whatsoever.

The vision of this developer should be taken to an area that allows for greater degree/ingress options.

Mark & Jan Bundy  
330 Albion St  
Denver, CO 80220

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Elisa C](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: please stop massive multi-family at Colorado Blvd and Bayaud  
**Date:** Sunday, February 14, 2016 11:14:43 AM

---

Dear Ms. Canova,  
Thank you for your letter. I am forwarding to the planning office so it can be part of the public record and shared with all council and planning board.  
Thank you for caring.  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Elisa C [[ekcanova@gmail.com](mailto:ekcanova@gmail.com)]  
**Sent:** Saturday, February 13, 2016 2:01 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Subject:** please stop massive multi-family at Colorado Blvd and Bayaud

Mary Beth,

I am a constituent and live in Hilltop. I'm very concerned about the proposed re-zoning of the parcel at Colorado Blvd and Bayaud. It is currently single-family and there is a proposal to make it multi-family. This proposal should be rejected for numerous reasons, including but not limited to:

1. Colorado Boulevard is already a traffic nightmare - adding 105 more units with 1-2 more vehicles each will make a bad situation even worse. Hancock's supposition that people will take mass transit or ride a bike is simply ludicrous
2. changing the zoning will negatively impact our Hilltop neighborhood. We are zoned single-family and adding a massive multi-family, for which there is no precedent, will radically change the character of our neighborhood for the worse
3. there is no compelling reason to change the zoning - there is already TOO MUCH development in Denver, reminiscent of the horror of Northern Virginia where a wonderful area has been rendered a nightmare of traffic and congestion

We live in a sea of development. It's time for somebody to take a stand for reason and say enough is enough. I'm hoping as our elected representative that person can be you.

Sincerely,  
Elisa Canova

Dear Concerned Hilltop Residents:

Developers SMW LLC have submitted their rezoning request for the church property at 10-50 South Colorado Boulevard, asking to change from the present single-family zoning, E-SU-D, to G-MU-3. As you are aware, they want to build a 3 story, 105 unit apartment building with underground parking. This building could be 40' to 45' high. The zoning change is currently under review by various city agencies such as wastewater, schools, environmental health, transportation, fire, public works, etc. to determine if this request is in compliance with each agency's standards.

We should know by today if there are any challenges to their proposal. If there are problems, they will have another couple of weeks to confer with those agencies on how they will address solutions. Then we will be placed in the queue for the Planning Board. That meeting could be on the docket 4-5 weeks from now. The Planning Board then recommends whether to accept or deny the rezone and sends it on to City Council.

We will keep you informed about the status of this request as it moves through the process. We will also be sending out information on G-MU-3 zoning and alternate zoning classifications that are more in keeping with our single family neighborhood.

To give you a sense of the density of the proposed development, two renderings are included below. The development would max out the entire property between Ellsworth and Bayaud, Colorado Blvd and the alley. Based on these renderings, the immediate surrounding neighborhood would be overshadowed by the development and all of the comings and goings would be routed through our neighborhood streets. A picture is worth a thousand words, and the images below are frightening.

In the event you have not written a letter of concern to Councilwoman Mary Beth Susman, please do so now. Any letters received prior to January 26 were not submitted for the public record, so please re-send your letters if they fall before that date.

Send letters to:

[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org)

Phone: 720-337-5555

Please cc. Susan Sweeney with Cranmer Park/ Hilltop Civic Association at [sfs374@comcast.net](mailto:sfs374@comcast.net).

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Barbara Nash](#); [Barge, Abe M. - CPD Planning Services](#); [wayne chesney](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Susman  
**Date:** Friday, February 26, 2016 8:16:14 AM

---

Mr. Chesney,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thanks for caring!  
Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Barbara Nash [bcnash1@gmail.com]  
**Sent:** Friday, February 26, 2016 7:05 AM  
**To:** Susman, Mary Beth - City Council; Barge, Abe M. - CPD Planning Services; wayne chesney  
**Subject:** Fwd: Susman

Councilwoman Susman and Mr. Barge,

Per Mr. Chesney's request, I am forwarding his letter of concern regarding 10-50 S Colorado Blvd. to be made part of the public record. I would appreciate it if you would respond to Mr. Chesney's noted above email address so that he is reassured that you received his letter.  
Thank you.

Barbara Nash

----- Forwarded message -----

**From:** - ches <[waynechesney20@msn.com](mailto:waynechesney20@msn.com)>  
**Date:** Thu, Feb 25, 2016 at 3:03 PM  
**Subject:** Re: Susman  
**To:** Barbara Nash <[bcnash1@gmail.com](mailto:bcnash1@gmail.com)>

I could not tell if you sent my letter to the councilwoman.

At 78, I don't have email ability to do it.

thanks

wayne chesney

---

**From:** Barbara Nash <[bcnash1@gmail.com](mailto:bcnash1@gmail.com)>

**Sent:** Thursday, February 25, 2016 6:31 AM

**To:** - ches

**Subject:** Re: Susman

Your letter makes an excellent point about our investment in our neighborhood.

[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)

also

[abe.barge@denvergov.org](mailto:abe.barge@denvergov.org) City Planning & Zoning

I also added you to our "concerned neighbors" mailing list.

Barbara Nash

On Tue, Feb 23, 2016 at 5:17 PM, - ches <[waynechesney20@msn.com](mailto:waynechesney20@msn.com)> wrote:

I have been unable to type the councilwoman's email address. Maybe you could forward this if helpful.

"3 1/2 years ago we bought a 60 year old home in Hilltop, scraped the lot and built a new home we designed with our builder. Cost of the house bought for the lot was \$500,000.

Cost of the home we built was approximately one million, for a total investment of 1.6 mil. It is now taxed at about 1.6 mil.

This is not unusual on our block or in the Hilltop neighborhood. We must be near a mix of 50/50 old and new. People do this to be in a nice neighborhood, in the city and with mature

trees.

People make these investment trusting that the investment will be safe and protected by the zoning laws.

As we decided to proceed we were told the first 4 blocks east from Colorado Blvd, were further protected as a historical neighborhood where the homes can't be modified without special permission.

Now a developer wants to turn a church into something completely different; a 4 story apartment building. It is disappointing that it is even being discussed.

The Cherry Creek neighborhood going west for a mile from Colorado Boulevard has been destroyed in the same 3 year period by changing the zoning limits from about 4 store buildings to "The sky's the limit."

We lived there previously and now we don't even go there much. As our HOA president. Wayne New led an heroick battle but the homeowners lost."

Respectfully,

Wayne Chesney [303 550 2787](tel:3035502787)

149 S Fairfax St 80246



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Vanha - Dan Citron](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Rezoning of Church property at 10-50 S. Colorado Blvd.  
**Date:** Thursday, February 18, 2016 9:17:04 AM

---

Dear Dr. Citron,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thank you for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Vanha - Dan Citron [vanhacitron@hotmail.com]  
**Sent:** Wednesday, February 17, 2016 6:53 AM  
**To:** Susman, Mary Beth - City Council; sfs374@comcast.net  
**Subject:** Rezoning of Church property at 10-50 S. Colorado Blvd.

Dear Councilwoman Susman,

As a long term Hilltop resident living on South Albion Street I am asking you to vote against the proposal to allow the building of a huge apartment complex at our doorstep. Not only would such a project be completely incongruous for our neighborhood, but it would create a nightmarish traffic situation and real danger at the already overcrowded traffic flow at the juncture of S, Colorado, Leetsdale, and Bayaud. I welcome you to travel this area any day at rush hour for a first hand view of the already very difficult travel patterns we now daily negotiate.

I am certain that the entire neighborhood is in agreement with this reality. Please be assured that we do support reasonable projects that would fit the neighborhood that are not so dense with accompanying traffic issues.

Many thanks for all you do for us in Denver and for your consideration of this matter.

Sincerely, Daniel Citron, MD

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** FW: Stop the rezoning of 10-50 S. Colorado Blvd  
**Date:** Sunday, February 21, 2016 5:55:12 PM

---

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Jennifer Cmil [Jennifer.Cmil@newmont.com]  
**Sent:** Sunday, February 21, 2016 5:42 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net.; Jennifer Cmil  
**Subject:** Stop the rezoning of 10-50 S. Colorado Blvd

Dear Councilwoman Susman,

In my 12 years living in the Hilltop neighborhood I have never been prompted to write a letter of concern but I now find myself in this position. I am against the development of the church property at 10-50 South Colorado Blvd and the plans by developers SMW LLC to put in a 3 story, 105 unit apartment building with underground parking. Please do not allow the rezoning of this area to change from single family to multi use.

My primary concerns are:

- **Safety:** with 105 more vehicles at the edge of the Hilltop neighborhood, the traffic on Albion Street (my street) as well as other neighborhood streets will see a tremendous increase. Children, bikers, joggers etc. will need to be even more vigilant than they are today. People already speed down the sides streets
- **Preservation of a historical neighborhood:** The pictures of what the landscape will look like once this 3 story monstrosity is built, is frightening. Hilltop is one of the prettiest neighborhoods in Denver and we must preserve this. This structure will be a complete eyesore.
- **Home value:** In particular for the homes immediately adjacent to the proposed building (even though I do not live there I am extremely sympathetic); this will greatly impact the home value and in turn diminish the value of living in Hilltop.

Please stop the rezoning of 10-50 South Colorado Blvd and keep it single family use.

Thank you,  
Jennifer Cmil

=====  
The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the company unless specifically stated.

The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited.

If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments from your system.

=====

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** FW: Proposed development at 10-50 South CO Blvd  
**Date:** Monday, February 15, 2016 8:31:48 AM

---

Mary Beth Susman  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | Dial 3-1-1 for City Services

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

**From:** H Paul Cohen [[bleeto47@icloud.com](mailto:bleeto47@icloud.com)]  
**Sent:** Monday, February 15, 2016 4:11 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Proposed development at 10-50 South CO Blvd

Hi MaryBeth- Rita and I are in Israel having a great time. Just got wind of this project and even though you know me as a right wing tea party troglodyte opposed to change in a changing world, the reality is that a growing city benefits from higher density as long as appropriate parking etc is provided. Growth helps to make mass transit options more viable. Change is inevitable and has negative and positive elements. I trust you will look after our neighborhood.

Sent from my iPhone by H Paul Cohen spelling errors are likely

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [conroy731@aol.com](mailto:conroy731@aol.com)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Church Property Development Opposition - Peter Conroy  
**Date:** Sunday, February 14, 2016 6:49:59 PM

---

Mr. Conroy

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.

Thank you for caring!

Mary Beth

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: conroy731@aol.com

Date: 02/14/2016 6:15 PM (GMT-07:00)

To: "Susman, Mary Beth - City Council" <MaryBeth.Susman@denvergov.org>, bcnash1@gmail.com

Subject: Church Property Development Opposition - Peter Conroy

Dear Ms. Susman,

Below are copies of two emails I sent late last year validating my opposition, and to all neighbors I personally have spoken with, to the proposed apartment project at 10-50 South Colorado Boulevard so they are part of the public record. As you're well aware of, the project creates no benefits for Hilltop residents, only unnecessary and potentially significant problems (i.e., increased traffic and more crime top the list) for our neighborhood. I should also add after reading the editorial in the February Cherry Creek Chronicle entitled "Let Justice Be Done Though The Heavens Fall" detailing the "cone of silence" approval of the Mt. Gilead apartment project over the overwhelming objections of Crestmoor homeowners, I'm concerned similar "illegal conduct" on your part is occurring if the 100+ apartment at 10-50 South Colorado Boulevard unit is approved over the best interests of long time Hilltop residents in your district. I hope you will approach this pivotal approval decision on the property as if you and your family lived in the immediate area. There has to be a more sensible and equitable solution for this property than the current project as proposed. Peter Conroy 40 Albion Street Denver, Colorado

Dear Ms. Susman,

As a Hilltop homeowner for 25+ years I'm totally against the proposed apartment project near the intersection of Colorado Boulevard and Leetsdale Drive for all the obvious reasons - increased traffic, more crime, lower home values - to name a few. There has to be a more sensible solution than cramming an 100 unit apartment complex on this congested and potentially dangerous commercial site that better supports the interests of the many surrounding homeowners who have made Hilltop one of the safest and most beautiful residential neighborhoods within Denver for decades. I see no benefits in the

church property redevelopment as proposed - only downside - and like all of my neighbors, am totally against the current proposal. Thanks for your efforts in protecting the interests of the Hilltop community.  
Pete Conroy 40 Albion Street 303-333-0273.

Dear Ms. Susman. On Saturday morning I distributed flyers to Hilltop residents living on Dexter Street between First Avenue and Bayaud Street outlining the proposed zoning change at 30-50 South Colorado Boulevard. Not one home-owner I spoke with (several residents were not home) thought the proposed zoning change allowing a multi-story, 100 unit apartment project was a good idea for Hilltop families. Their main concern, like mine, is cramming a 100 unit apartment on an already congested corner of our neighborhood will create unnecessary safety risks - on several fronts (i.e, traffic-related problems, increased crime and so on) - and produce no benefits. The negative feedback I received from homeowners on Dexter Street mirrors the significant concerns I continue to hear from my immediate neighbors on Albion Street. As the councilwoman representing our neighborhood I know you have already received plenty of negative feedback about the proposed zoning change. My grassroots survey on Saturday morning reinforces the reality the best alternative for the redevelopment of the old church property near Colorado Boulevard and Bayaud Street are single family homes or townhomes and not a large apartment complex. Like my neighbors, I appreciate your help in protecting the interests of residents of Hilltop. Sincerely, Peter Conroy 40 Albion Street Denver, Colorado

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [William Cook](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Sarah Piccione](#); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Concerned Hilltop Resident about proposed Apartment Complex at 10-50 South Colorado Blvd  
**Date:** Sunday, February 21, 2016 3:50:34 PM

---

Mr Cook

Thank you for your email. I am forwarding to the planning office so it can become part of the public record and seen by all council and planning board.

Thank you for caring!

Mary Beth

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** William Cook <willcook519@gmail.com>

**Date:** 02/21/2016 3:39 PM (GMT-07:00)

**To:** "Susman, Mary Beth - City Council" <MaryBeth.Susman@denvergov.org>

**Cc:** sfs374@comcast.net, Sarah Piccione <spiccione@costalandco.com>

**Subject:** Concerned Hilltop Resident about proposed Apartment Complex at 10-50 South Colorado Blvd

Dear Councilwoman Susman:

I am writing to express my concerns and corresponding opposition to the proposed plans by the developers SMW LLC to develop a 3-story, 105 unit apartment complex on the church property located at 10-50 South Colorado Boulevard.

Hilltop is a neighborhood with many small children that play here and/or walk to/from one of the various schools and parks located here. Given the high volume of traffic on Colorado Blvd and the difficulty turning onto and off it, traffic will undoubtedly be re-routed through our neighborhood, which increases the risk of danger to our children and adult residents.

Traffic on Colorado Blvd near Cherry Creek is already a problem for the City and its residents. Adding this apartment building on such a small space will worsen an already significant problem.

Please do not grant the G-MU-3 zoning variance for which they are seeking approval. Doing so poses clear and present danger to the existing residents of our neighborhood and young children who come to it every day for school, the parks, etc.

Thank you in advance for your consideration.

Will Cook

Resident, Hilltop

33 S. Birch St.

Denver, CO 80246

cell: 412-496-4094

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [John Cooper](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: proposed development  
**Date:** Monday, February 22, 2016 8:53:07 AM

---

Ms. Cooper

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.

Thank you for caring.

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** John Cooper [jco7969663@aol.com]  
**Sent:** Monday, February 22, 2016 7:57 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** proposed development

Ms. Susman,

As a 30 year resident of Hilltop I am greatly concerned about what the proposed apartment development on South Colorado will do to traffic in our neighborhood, but especially on South Colorado Boulevard. The latter is almost impossible to navigate now, so we use the neighborhood streets to circumvent it. I understand density is supposed to improve lives, but so far we are seeing only how much more difficult to get around life has become. Isn't it time to start protecting our established neighborhoods?

Anjenette Cooper  
128 South Fairfax St



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [BRIAN DAVIS](#)  
**Cc:** [khorle@corhio.org](mailto:khorle@corhio.org); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Property Re-Zoning at 10S-50S Colorado Blvd  
**Date:** Tuesday, February 16, 2016 12:41:41 PM

---

Mr. Davis,  
Thank you for your thoughtful email. I am forwarding to the planning office so it can be part of the public record and seen by all council and planning board.  
Thank you for caring!  
Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** BRIAN DAVIS [bdavis28@msn.com]  
**Sent:** Tuesday, February 16, 2016 10:31 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** [khorle@corhio.org](mailto:khorle@corhio.org)  
**Subject:** Property Re-Zoning at 10S-50S Colorado Blvd

Dear Councilwoman Susman,

As I've read many of your email newsletters over the last couple years, I realize you are very aware of the issues surrounding the property re-zoning at 10S-50S Colorado Blvd. As I live directly across East Ellsworth Avenue on the north side of this property, and will feel the full effect of whatever project is built there, I would like to make a request. I support the rezoning of this property as it has great potential for adding more families to our wonderful neighborhood. However, I understand the property's owners are requesting a G-MU-3 zoning. I feel that this is highly inappropriate for this compact corner and does not follow the highly intensive project "Blueprint Denver" that I supported.

I request that you consider advocating a zoning of E-TH-2.5 or G-RH-3. Either of these zonings allow for townhomes/rowhomes that meet the credible and highly researched zoning recommendations of Blueprint Denver's plan. It would allow for appropriate density, additional residences for the city's tax base, and a reasonable profitable project for a developer. Disregarding Blueprint Denver's plan would undermine a great initiative that appropriately assessed our community at a substantial cost to the city of Denver. And may also open the door for other developers to ignore the city's growth plans.

And to be honest, I am wary of seeing a G-MU-3 zoning get approved. A flip in builders and we could end up with a project built for profit with unrealistic high density that would have a negative impact to our neighborhood. Which I believe the currently discussed 105 unit plan would be as well.

I appreciate your time in reading my concerns. I wish you and the council well in this upcoming year.

Brian E. Davis  
4001 E Ellsworth Avenue  
Denver, CO 80246  
303-910-5710

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** FW: 30-50 S. Colorado Blvd.  
**Date:** Friday, February 05, 2016 11:34:58 AM

---

for the record

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Marie Destito [mdestito@comcast.net]  
**Sent:** Thursday, February 4, 2016 7:26 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net; bcnash1@gmail.com; jennybrinen@gmail.com; sweetsuebee@icloud.com  
**Subject:** 30-50 S. Colorado Blvd.

Councilwoman Susman,

Our family, my husband, our 3 boys, and I relocated to Hilltop from Atlanta in January of 2005. I never thought I could be happy outside of my beloved neighborhood in Atlanta. I was wrong. We could not love a neighborhood more. We never plan on leaving our beautiful home, or our fabulous neighborhood.

**We are vehemently opposed to the proposed rezoning of the current E-SU-D to G-MU-3.**

That is a ridiculous proposition considering the neighborhood. This is clearly another attempt by land developers who do not care about the integrity of this city to further deteriorate the Hilltop, Cranmer Park, and North Cherry Creek neighborhoods.

The Destito Family  
320 Forest Street

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [William](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 30-50 S. Colorado Blvd Zoning Request  
**Date:** Tuesday, February 16, 2016 12:50:18 PM

---

Mr. Frankfurt,

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and shared with all council and planning board. The neighborhood association is planning a meeting about this project, and of course there will be public hearings at planning board and council.

Denverhilltop.com should have these noticed.

Thank you for caring!

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** William [wfrankfurt@comcast.net]  
**Sent:** Tuesday, February 16, 2016 12:46 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** 30-50 S. Colorado Blvd Zoning Request

Dear Councilwoman Susman:

I understand the group representing the re-development of 50 S. Colorado has applied to have the area re-zoned to allow for their proposed project.

I cannot agree more strongly with group **opposed** to the rezoning of 50 S. Colorado Blvd. My family recently moved into 50 Albion and thought we purchased the dream home for our family. Our family includes 2 small children. I fail to see how a variance to current city zoning or amending the zoning restrictions for this project can in any way benefit those of us in Hilltop. Many of us in the area have invested large amounts of money into the purchase of the home and then into the upkeep and updating of our dream homes. The collective voice and investment of a neighborhood should not be ignored because one investor group has also made a large financial purchase in the area. Undoubtedly, they knew or should have known about the zoning and restrictions of the property for which they decided to purchase. Their lack of foresight or due diligence does not therefore place a burden on my family and our neighbors.

The streets of our neighborhood are already flooded with cars trying to "avoid" the traffic on Colorado boulevard. Adding an additional 100 units to an already overcrowded traffic pattern only invites the potential for property damage, litter, accidents, injuries and unfortunately, fatalities. As I am sure you are aware, the intersection of 1st and Colorado Blvd is fraught with serious collisions on what seems

like a weekly basis.

The financial impact this project will have on my family and our neighborhood fails in comparison to the negative impact it will have on my wife and children and the dream home in which we have moved.

**I strongly oppose this proposed development** and am happy to voice my opinion in person or to others if necessary to ensure our neighborhood does not have to endure this type of high-density living at our doorstep.

If you have any questions or would like to speak about the proposed development, please contact me at your convenience.

Best,

-Will

William W. Frankfurt  
Frankfurt Law Office, P.C.  
1884 Gaylord Street  
Denver, CO 80206  
(303) 830-0090  
wfrankfurt@comcast.net

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Scott Froseth](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Concerns about the Church site @ 50 South Colorado Boulevard  
**Date:** Friday, February 12, 2016 4:33:41 PM

---

Mr. Froseth,  
You bet. I'm forwarding to the planning office now so it can be part of the public record and all council and planning board will see it.  
mb

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Scott Froseth [scott.froseth@gmail.com]  
**Sent:** Friday, February 12, 2016 4:24 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Fwd: Concerns about the Church site @ 50 South Colorado Boulevard

Mary Beth -

Hope all is well and you're getting to enjoy a little of this wonderful weather we are having. I wanted to make sure my email / letter was submitted for public record as I heard if it wasn't before 1/26 it was included. Please consider this letter from me and my wife Cori.

I would also like to add more concerns (in addition to the two below):

- **Pet Relief:** As I suspect people in this apartment will not want to cross Colorado to Burns Park for animal relief they will look for nearby green space. My lawn is catty corner from the alley (on the Elsworth side). After living a large apartment downtown I anticipate this to be quite the annoyance to me, not to mention yard damage. How does the developer plan to deal with this?
- **Parking / garage access:** I can only imagine the street parking situation is going to explode, this gets to my safety concerns. And given the labor to construct this, I also suspect the parking issues will start during construction.

Thank you,

Scott & Cori Froseth

----- Forwarded message -----

**From:** Scott Froseth <[scott.froseth@gmail.com](mailto:scott.froseth@gmail.com)>  
**Date:** Mon, Nov 30, 2015 at 8:04 PM  
**Subject:** Concerns about the Church site @ 50 South Colorado Boulevard  
**To:** [marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org), [jmccormick@helminvest.com](mailto:jmccormick@helminvest.com), [sfs374@comcast.net](mailto:sfs374@comcast.net)

Susan, Jay and Mary Beth -

I guessing you've gotten a number of emails related to this building site but I am writing to express my concerns about the development about the church site at 50 South Colorado Boulevard. I am the owner of 3 Albion St. (corner of Albion and Elsworth).

I know from talking to the owners of 1 Albion St. that they have sold their lot to the developers. I've also heard the developer is trying to zone the building site for a higher density multi-unit apartment building (~100 units, 40 feet high (4 stories)).

There are couple reasons I have concern with this plan (outside of property values and blocking our views of the mountains):

- 1) **Doesn't fit the Hilltop neighborhood:** The reason I recently (March 2015) purchased in the Hilltop neighborhood is there are not buildings like this. The Hilltop neighborhood is a family neighborhood.
- 2) **Safety:** Being the father of a infant and owner of a dog, I have great concern for the volume of traffic this will add to the nearby streets. I've heard from the traffic study this might but 1,000 more trips in/out of the ara a day. Just last week there was already a large accident on Colorado in front of this site that involved multiple overturned cars.

I know the construction defect laws has condo construction in Denver in recent years, but I've also read a recent city ordinance was passed to help promote condo construction. My preference would be for single-family construction (homes, condos or duplexes) over and temporary / rental residents.

Happy to talk further but I wanted to make sure to voice my concerns.

Thank you,

Scott Froseth

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Cc:** [gibbons9803@msn.com](mailto:gibbons9803@msn.com)  
**Subject:** FW: Proposed development at the intersection of Colorado Blvd and Leetsdale  
**Date:** Friday, March 04, 2016 12:51:11 PM  
**Attachments:** [Leetsdale and Colorado.pdf](#)

---

for the record

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** SCOTT GIBBONS [[gibbons9803@msn.com](mailto:gibbons9803@msn.com)]  
**Sent:** Friday, March 4, 2016 12:34 PM  
**To:** Susman, Mary Beth - City Council; [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Subject:** Proposed development at the intersection of Colorado Blvd and Leetsdale

Councilwoman Susman

I'm emailing you to find out what your thoughts are on the proposed development at the intersection of Colorado Blvd and Leetsdale.

When I first heard about the proposed apartment complex at this intersection I thought it was a joke. Unfortunately, in the last few weeks I've learned this isn't a joke and could be a reality. You're not going to recommend this project gets approved are you?

My wife and I have lived in Hilltop for almost 15 years. We have seen a lot of pop tops and scrapes over the years, but this proposal takes the cake. I could be mistaken but off the top of my head the only properties in the area surrounded by 6th Ave, Colorado Blvd, Holly St and Leetsdale that are not single family homes are the town homes at the corner of Holly and Leetsdale and the small 2 story complex at the corner of the 3rd and Holly. Why would anyone think a 4 story building with over 100 units in this neighborhood would be a good idea? Would you happen to know why two story town homes are not being proposed instead?

Attached is a black and white copy of the proposed design. I'm assuming you've seen this already. I feel absolutely awful for the people who live on Albion and might have this monstrosity looming over their backyard. Can you imagine having a 4 story apartment complex build 10-15 feet from your backyard? I can't. It would be awful. These homeowners will have no privacy in their backyard. I hope you are looking out for their interests because I can guarantee the developers are not. In addition to the lack of privacy in their backyards,



the amount of vehicular traffic on Albion will probably increase significantly too. And honestly, Albion probably won't be the only street which will see an increase in vehicular traffic.

As you can probably tell, I'm not a fan of this proposed development. While I understand the land is valuable and something will eventually replace the existing church, I hope enough people feel and believe that there are better alternative uses for this land than a 4 story, 100 unit apartment complex.

Thank you for your time,

Scott

p.s. - I'm on your email update list. Maybe I missed but I can't recall seeing much information in your emails about this proposed development. Are you planning on sending an email out to your email distribution list with regards to the meeting at Graland on March 10th with the proposed developers of this property?

## **Barge, Abe M. - CPD Planning Services**

---

**From:** Susman, Mary Beth - City Council  
**Sent:** Saturday, January 30, 2016 6:37 AM  
**To:** Lindsay Smith  
**Cc:** Barge, Abe M. - CPD Planning Services  
**Subject:** RE: 30-50 S. CO Blvd development

Thank you for your email Ms. Smith. I am forwarding to the planning office so it can be part of the public record and go to all council and planning board.

And thank you for caring.

Mary Beth

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Lindsay Smith <gyasdnil@gmail.com>  
**Date:** 01/29/2016 10:18 PM (GMT-07:00)  
**To:** "Susman, Mary Beth - City Council" <MaryBeth.Susman@denvergov.org>  
**Cc:** sfs374@comcast.net, bcnash1@gmail.com  
**Subject:** 30-50 S. CO Blvd development

Dear Ms. Susman,

I am writing to you regarding the proposed 105 unit apartment complex for the address above. When I learned of this proposal I became frustrated and baffled as to why such a development would be suggested for this location. A development of this type and scale will be disastrous for the surrounding neighborhoods in terms of safety and compatibility. My family and neighbors urge you to support more appropriate developments for this property, such as single family homes or duplexes that would not create the same degree of congestion and danger on CO Blvd or unsightly change to this vicinity.

Thank you for your time.

Sincerely,

Lindsay Goldstein-Smith

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Elaine Gunnell](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Church Development at Colorado and Bayaud  
**Date:** Sunday, February 14, 2016 4:02:10 PM

---

Ms. Gunnell  
thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
thank you for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Elaine Gunnell [elainegunnell2@gmail.com]  
**Sent:** Sunday, February 14, 2016 3:27 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Church Development at Colorado and Bayaud

Dear Councilwoman Susman,

I am strongly opposed to the rezoning request for the church property at 10-50 South Colorado Boulevard, which is requesting a change from the present single-family zoning, E-SU-D, to G-MU-3. I've lived at the corner of 3rd and Colorado for the past 15 years. Over the years the amount of traffic and serious car accidents has done nothing but drastically increase. Colorado Blvd's traffic is becoming that of an interstate highway. The development at 9th as well as all the additional development in Cherry Creek North is causing more traffic than the area can handle. Please represent me and my neighbors by stopping this development and zoning change.

Elaine Gunnell  
4000 E 3rd Ave  
Denver, CO 80220

303-322-8682

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [June Harper](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 10-50 S. Colorado Blvd Church Redevelopment  
**Date:** Sunday, March 06, 2016 9:23:35 AM

---

Ms. Harper,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
thanks for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** June Harper [june.harper@yahoo.com]  
**Sent:** Saturday, March 5, 2016 5:22 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net  
**Subject:** 10-50 S. Colorado Blvd Church Redevelopment

I strongly protest against the rezoning request for the church site at 10-50 So. Colorado Blvd.

This will only increase density, add more traffic, and further invasion of the Hilltop neighborhood by developers.

Please stop this rezoning.

Sincerely,

June Harper  
225 So. Clermont St.

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Irene Heckel](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 10-50 S. Colorado Blvd  
**Date:** Tuesday, February 16, 2016 12:42:38 PM

---

Dear Heckels,  
Thank you for your email. I am forwarding the planning office so it can be part of the public record and seen by all council and planning board.  
Thank you for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Irene Heckel [iheckel@mac.com]  
**Sent:** Tuesday, February 16, 2016 11:45 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Subject:** 10-50 S. Colorado Blvd

I am a resident of Hilltop and I strongly oppose the proposed zoning change for the above referenced address to G-MU-3. The traffic on Colorado Blvd is already at capacity and there will undoubtedly be an excess of apartments in the area by the time this proposed project would be completed. I moved here from Orange County, CA to get away from congested traffic and population density. Please listen to your constituents!

Irene & Joe Heckel

Sent from [Mail](#) for Windows 10

[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org)  
Phone: 720-337-5555  
Please cc. Susan Sweeney with Cranmer Park/ Hilltop Civic Association at [sfs374@comcast.net](mailto:sfs374@comcast.net).

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Henstons](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Development on Church Property 10-50 S. Colorado Blvd.  
**Date:** Monday, February 15, 2016 8:31:10 AM

---

Mr. Henston

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.

Thank you for caring!

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Henstons [henston52012@gmail.com]  
**Sent:** Monday, February 15, 2016 7:20 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net  
**Subject:** Development on Church Property 10-50 S. Colorado Blvd.

Dear Ms. Susman,

As a resident of Hilltop I am greatly concerned about the proposed development. The increase in traffic, congestion and flow through the northern part of the Hilltop neighborhood will significantly change the dynamics of the quality of life, property value and most importantly safety for all the children in the neighborhood.

We understand the right of free enterprise for the developers of the project, but not to the detriment of the current residents. I urge you to consider these factors and use your influence to scale down the nature of the project to one that the neighborhood can accommodate reasonably.

Regards,  
Doug Henston

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [sam.hovey@nm.com](mailto:sam.hovey@nm.com)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Rezoning - Residential (Colorado Blvd/Leetsdale)  
**Date:** Monday, February 22, 2016 5:08:39 PM  
**Attachments:** [image001.png](#)

---

Dear Hoveys,

Thank you for your email. I am forwarding to planning office so it can be part of the public record and shared with all council and planning board.

Thank you for your engagement in this issue.

Mary Beth



**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)



*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** [sam.hovey@nm.com](mailto:sam.hovey@nm.com) [mailto:[sam.hovey@nm.com](mailto:sam.hovey@nm.com)]  
**Sent:** Monday, February 22, 2016 12:51 PM  
**To:** Susman, Mary Beth - City Council <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>  
**Subject:** Rezoning - Residential (Colorado Blvd/Leetsdale)

Dear Councilwomen Susman,

As 20 year Hilltop residents (6th and Albion), we are very much in SUPPORT of a reasonable residential rezoning at Colorado Blvd and Leetsdale.

Sam & Romi Hovey  
4100 E. 6th Avenue Parkway  
Denver, CO 80220

**Samuel F. Hovey**  
Northwestern Mutual  
707-17<sup>th</sup> Street  
Suite #3700  
Denver, CO 80202

Direct: #303-390-5801  
Cell: #303-478-8210

Fax: #303-293-6668  
e-mail: [sam.hovey@nm.com](mailto:sam.hovey@nm.com)

For on-line account access and customer service, visit my internet site: [www.samhovey.com](http://www.samhovey.com)

**Customer Service Contact Information:**

**For Insurance Service** (internet access, change of name/address, billing, loans, beneficiary changes, etc.): **800-388-8123**  
**For Investment Service** (internet access, balances, mutual fund trading, general inquiries, etc.): **866-664-7737**



Northwestern Mutual is the marketing name for The Northwestern Mutual Life Insurance Company, Milwaukee, WI (NM) (life and disability insurance, annuities) and its subsidiaries. Samuel F. Hovey is an Insurance Agent of NM and Northwestern Long Term Care Insurance Company, Milwaukee, WI (long-term care insurance), a subsidiary of NM. Registered Representative of Northwestern Mutual Investment Services, LLC (securities), a subsidiary of NM, broker-dealer, member FINRA and SIPC. There may be instances when this agent represents companies in addition to NM or its subsidiaries.

**Please do not send orders for mutual funds or securities via email, as they cannot be processed. Your transmission of electronic mail to this address represents your consent to two-way communication by Internet e-mail. If you received this in error, please contact the sender and delete the material from any computer on which it exists.**

Northwestern Mutual, its subsidiaries and affiliates may review and retain incoming and outgoing electronic mail for this e-mail address for quality assurance and regulatory compliance purposes. Please be advised that communications with {SECURE MESSAGE} in the subject line have been sent using a secure messaging system. Communications that do not have this tag may not be secure and could be observed by a third party.

If you prefer not to receive any e-mail communication from Northwestern Mutual or our Financial Representatives, please click the following link: "[E-Mail Opt-out from Northwestern Mutual](#)"

In the event that you cannot click on the above link, the Northwestern Mutual E-Mail Opt-out form can be found at the following URL: <https://service.nmfn.com/cbpeopt/EmailOptOut.do>.

Northwestern Mutual  
720 East Wisconsin Avenue  
Milwaukee, Wisconsin 53202-4797.



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Jo Howell](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Development on Church Property 10-50 S. Colorado Blvd.  
**Date:** Saturday, February 13, 2016 11:20:41 AM

---

Dear Howells,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council members and planning board members will see it.  
Thank you for caring.  
Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Jo Howell [howell.love@gmail.com]  
**Sent:** Saturday, February 13, 2016 11:13 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Subject:** Development on Church Property 10-50 S. Colorado Blvd.

Ms. Susman:

This letter is written regarding the redevelopment of the church property on Colorado. While we agree that something should be done with the property and apartments would be understandable we question the number and quality of the apartments as proposed.

There is very little green space indicated and the set back from the street appears to be the minimum. Thus making it one more 'wall of windows' we are seeing all over Denver proper. Such wall of windows facing south and west causing glare issues while driving on Colorado. The rendering doesn't indicate whether the apartments will be made of brick or even the quality of the building.

We are concerned that this apartment building will resemble the old, shoddily maintained apartments closer to 12<sup>th</sup> Avenue and the ones further along Leetsdale. Our neighborhood has been so mindful of what can and can't be built on various open sites that we've almost become professional 'naggers.' But we, as a family living on Colorado Blvd. for 22+ years ourselves, believe that a requirement of quality, well-maintained units with a graceful look to them is important. Something more along the lines of the condos built along Cherry Creek North towards the mall.

Please, no more sidewalk-to-sidewalk apartment buildings made of stuff that will peel and fall apart in 5-10 years. No more crowding as many people in a small area as possible. We have enough of those popping up all over the city. Let's create a more refined, charming version as an example for future sites, rather than just one more in the sea of rental properties.

Thank you,

Pamela Jo and Robert Coburn Howell  
244 Colorado Blvd.

Sent from [Mail](#) for Windows 10

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Herb Jacobs; sfs374@comcast.net](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Proposal for Colorado and Leedsdale  
**Date:** Tuesday, March 01, 2016 6:05:26 PM

---

Dr. Jacobs,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board can read it.  
Thank you for caring.  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Herb Jacobs [[hleonjacobs@comcast.net](mailto:hleonjacobs@comcast.net)]  
**Sent:** Tuesday, March 1, 2016 5:54 PM  
**To:** Susman, Mary Beth - City Council; [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Subject:** Proposal for Colorado and Leedsdale

**Dear Representatives protecting our rights.**

**My family has lived in the Hill top area for 26 years with a view of the mountains 5 streets in from Colorado Boulevard and Cedar Sts.**

**The reason I moved to that location was to be in sight of the mountains and a place called Hill Top where my children and grand children went to school at Graaland Country School. We built our house within the "dimensions required" as to not interfere with the neighborhood views and strict restrictions.**

**The idea of putting up a high rise apartment building to limit our view, increase the traffic, and limit security for my home is absolutely against my my family's desires and I will fight with all my rights to not have this commercial enterprise be allowed. The reason for commercial allowances of such an entity must be money and individual wealth. It's a disgrace to see that money and greed has become the desire of a few greedy hungry people who could care less about the neighborhood.**

**As a physician who delivered 10,000 babies in the Denver area but was always concerned about the health and welfare of my patients, this money hungry approach to blocking my freedom and restricting the piece and serenity of the Hill top area is criminal.**

**The value of our property; the quietness of the neighborhood; our view of the mountains; the parking ability; and increased question of Class population; all structures a money hungry entity - rather than a desirable peaceful entity.**

The Family of Herbert L. Jacobs MD, FACOG, FACS, ABHIM  
[hleonjacobs@comcast.net](mailto:hleonjacobs@comcast.net)

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [David Johnson/USA](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Church Redevelopment Site  
**Date:** Monday, February 22, 2016 11:04:35 AM  
**Attachments:** [image001.png](#)

---

Dear Johnsons,

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and shared with all council and planning board.

Thank you for your engagement in this issue.

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** David Johnson/USA [dave.johnson@cushwake.com]  
**Sent:** Monday, February 22, 2016 10:55 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Church Redevelopment Site

Dear Councilwomen Susman,

My wife and I have been in the commercial real estate business in Denver for over twenty years and we live in Hilltop at Dexter / Bayaud. As we understand the proposed rezoning of the church site at Colorado Blvd and Leetsdale, this sounds like a very reasonable rezoning request. Please consider us a vote of support.

David & Candace Johnson  
105 S. Dexter Street  
Denver, CO 80246  
(303) 884 7077

**David H. Johnson, CCIM**  
Managing Director

Direct: 303 312.4245  
Mobile: 303.884.7077  
[dave.johnson@cushwake.com](mailto:dave.johnson@cushwake.com)



1515 Arapahoe Street, Suite 1200  
Denver, CO 80202 | USA  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Google+](#) | [Instagram](#)

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material.

Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorised. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorised access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

## Barge, Abe M. - CPD Planning Services

---

**From:** Susman, Mary Beth - City Council  
**Sent:** Wednesday, February 03, 2016 11:07 AM  
**To:** Barge, Abe M. - CPD Planning Services  
**Subject:** FW: Proposed Redevelopment at Colorado and Bayaud 2/2/16

for the record

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** James L. Kurtz-Phelan [kurtzphe@bw-legal.com]  
**Sent:** Tuesday, February 2, 2016 2:40 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** 'bcnash1@gmail.com'; 'jennybrinen@gmail.com'; 'sweetsuebee@icloud.com'  
**Subject:** Proposed Redevelopment at Colorado and Bayaud 2/2/16

Mary Beth, I hope you are enjoying your second term on City Council. I know there are a lot of really interesting issues that you and the council are dealing with.

I am writing to you to express my concerns with the proposed redevelopment of the former Church property on the east side of Colorado Boulevard at Bayaud. I attended one community meeting at which the developer spoke and have followed neighborhood communications. There have been discussions of an apartment project with a hundred or more units and possible retail uses. While the development is not likely to have a direct impact on me and Phyllis (we live at 379 Bellaire Street), I believe there are critical planning, development and neighborhood issues at stake.

I am a supporter of increased density in the city. I like the redevelopment in Cherry Creek, although I believe it is critical that mass transit service between Cherry Creek, downtown and the tech center needs to be significantly improved so that residents do not have to drive to and from work in their private vehicles. As an environmentalist, I believe that this kind of density helps to reduce urban sprawl and the cost of extending utilities, roads, services, etc. to ever farther suburbs. However, density needs to be built in the right location. The east side of Colorado Boulevard between Alameda and Sixth Avenue is not the right location.

First, the intersection of Leetsdale and Colorado is extremely busy and cannot accommodate access to this site. Southbound vehicles making U-turns at this intersection to enter the property from the northbound lanes of Colorado Blvd. will exacerbate an already critical level of service at this intersection. Sending right turn movements through the neighborhood from First, Third and Sixth Avenues will send unacceptable levels of traffic through narrow residential streets, many or most of which do not have sidewalks, used continuously by pedestrians and vehicles alike.

Second, a high density residential project, with or without retail or other commercial uses, in Hilltop is an inappropriate intrusion into one of the best detached, single family home neighborhoods in Denver. If city council does not protect these single family neighborhoods, the city risks the flight of residents who desire this type of neighborhood. To permit this high density development to go forward would be inconsistent with the current residential environment in Hilltop and could create a foothold in the neighborhood for additional high density developments. City council needs to hold the line on high density residential uses between Alameda and Sixth Avenue at Colorado Boulevard.

Third, there are ample parcels in east Denver earmarked for higher density residential use, including immediately across Colorado Boulevard to the west and the hospital redevelopment project. Those are appropriate locations for high density development; Hilltop is not.

Fourth, the developers can make an ample return on their investment in the property with a low density residential project that is compatible with the neighborhood and the access restrictions at the site. I know; I represent developers and I know what their margins are. Don't be hoodwinked by claims of insufficient return on investment that the developers will make.

As our councilperson, you have an obligation to explore and push for residential development options on this site that will not adversely impact the neighborhood and your constituents. I sincerely hope you will do so.

Thank you.

---

**James L. Kurtz-Phelan** | Attorney  
BERENBAUM WEINSHIENK PC  
370 17<sup>TH</sup> Street | Suite 4800 | Denver, Colorado 80202  
Direct 303.592.8323 | Main 303.825.0800 | Fax 303.629.7610  
[kurtzphe@bw-legal.com](mailto:kurtzphe@bw-legal.com) | [www.bw-legal.com](http://www.bw-legal.com)

---

This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. Section 2510-2521 and is legally privileged. This message and any attachments hereto may contain confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any dissemination, distribution or copying of this email message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this email from your computer. The sender does not waive any privilege in the event this message was inadvertently disseminated.

---

IRS CIRCULAR 230 DISCLOSURE:  
TO ENSURE COMPLIANCE WITH REQUIREMENTS IMPOSED BY THE INTERNAL REVENUE SERVICE , WE INFORM YOU THAT ANY U.S. FEDERAL TAX ADVICE CONTAINED IN THIS COMMUNICATION (INCLUDING ANY ATTACHMENTS) IS NOT INTENDED OR WRITTEN TO BE USED, AND CANNOT BE USED, FOR THE PURPOSE OF AVOIDING PENALTIES UNDER THE INTERNAL REVENUE CODE OR PROMOTING, MARKETING OR RECOMMENDING TO ANOTHER PARTY ANY TRANSACTION OR MATTER ADDRESSED HEREIN.



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Bryan Lancelot](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Emails re: 10-50 S Colorado Blvd Rezoning  
**Date:** Friday, February 19, 2016 10:25:48 AM

---

Dear Lancelots,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thanks for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Bryan Lancelot [bryanlancelot@yahoo.com]  
**Sent:** Friday, February 19, 2016 9:53 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Re: Emails re: 10-50 S Colorado Blvd Rezoning

Hello Councilwoman Susman:

I would like the planning office to know that we have only one major concern in regards to the 10-50 South Colorado Boulevard project, and that concern regards the increased traffic through the Hill Top neighborhood. Based on the location of the proposed project, the residents of the proposed project who are coming South on Colorado to get their homes will have to turn left on 1st Avenue from Colorado Boulevard (There is no left turn arrow today at the intersection of Colorado Boulevard and 1st Avenue) and then the residents will have to take a right hand turn to go south on Albion Street to reach their homes in the proposed project. With 150 units being proposed for the project, it can be assumed that their will be at least 100 vehicles per day using the Hill Top residential streets to get their homes. Hill Top is already wrestling with a huge increase in vehicle traffic through its neighborhood streets and it does not need additional vehicles adding to the problem.

Best regards,

Bryan and Lisa Lancelot  
178 Ash Street  
Denver, CO 80220

---

**From:** "Susman, Mary Beth - City Council" <MaryBeth.Susman@denvergov.org>  
**To:**  
**Cc:** "Susman, Mary Beth - City Council" <MaryBeth.Susman@denvergov.org>; "Kline, Genevieve M. - City Council" <Genevieve.Kline@denvergov.org>  
**Sent:** Thursday, February 18, 2016 12:32 PM

**Subject:** Emails re: 10-50 S Colorado Blvd Rezoning

Dear Neighbors,

You have all written me emails about the 10-50 S. Colorado Boulevard proposed project BEFORE the applicant had filed for re-zoning. Therefore there was no "public record" in which I could include your emails. Now that the applicant has filed, I can forward the emails to the planning office for inclusion in the public record.

I will do so **UNLESS** you do not wish me to. Please let me know by close of business Monday, February 22nd if you **DO NOT** want me to forward your email to the planning office.

If you wrote to me again after the filing on January 26th, I have already forwarded your most recent email to the planning office. It won't matter if the planning office receives duplicates, as they will be noted as such in the record.

Thank you for your engagement in the issue.

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5

720.337.5555 Phone | 720.337.5559 Fax

[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Nell London](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [bcnash1@gmail.com](mailto:bcnash1@gmail.com); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Please oppose rezoning for apartments on Colorado Boulevard and Ellsworth  
**Date:** Sunday, February 21, 2016 2:49:45 PM

---

Ms. London,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and seen by all council and planning board.  
Thanks for caring!  
mb

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Nell London [[nelldlondon@gmail.com](mailto:nelldlondon@gmail.com)]  
**Sent:** Sunday, February 21, 2016 2:48 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [bcnash1@gmail.com](mailto:bcnash1@gmail.com)  
**Subject:** Please oppose rezoning for apartments on Colorado Boulevard and Ellsworth

Dear Councilwoman Susman,

I'm a resident of Hilltop and ask that you oppose the rezoning for an apartment building at 30-50 S. Colorado Blvd. The area is already very congested with traffic. An apartment complex is not right for our neighborhood. This land is zoned for single family for an important reason - to protect our neighborhood! Please oppose rezoning for apartments.

Sincerely,

Penelope London  
101 S. Fairfax St.  
Denver, CO 80246

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Nell London](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [bcnash1@gmail.com](mailto:bcnash1@gmail.com); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Please oppose rezoning for apartments on Colorado Boulevard and Ellsworth  
**Date:** Sunday, February 21, 2016 2:49:45 PM

---

Ms. London,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and seen by all council and planning board.  
Thanks for caring!  
mb

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Nell London [[nelldlondon@gmail.com](mailto:nelldlondon@gmail.com)]  
**Sent:** Sunday, February 21, 2016 2:48 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [bcnash1@gmail.com](mailto:bcnash1@gmail.com)  
**Subject:** Please oppose rezoning for apartments on Colorado Boulevard and Ellsworth

Dear Councilwoman Susman,

I'm a resident of Hilltop and ask that you oppose the rezoning for an apartment building at 30-50 S. Colorado Blvd. The area is already very congested with traffic. An apartment complex is not right for our neighborhood. This land is zoned for single family for an important reason - to protect our neighborhood! Please oppose rezoning for apartments.

Sincerely,

Penelope London  
101 S. Fairfax St.  
Denver, CO 80246

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [monicahmh@me.com](mailto:monicahmh@me.com)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: support of rezoning at 10-50 S Colorado Blvd.  
**Date:** Monday, March 07, 2016 9:24:00 PM

---

Ms. Martinez,

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and seen by all council and planning board.

Thank you for caring!

Mary Beth

Mary Beth Susman  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | Dial 3-1-1 for City Services

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

**From:** [monicahmh@me.com](mailto:monicahmh@me.com) [[monicahmh@me.com](mailto:monicahmh@me.com)]  
**Sent:** Monday, March 7, 2016 2:49 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** support of rezoning at 10-50 S Colorado Blvd.

Councilwoman Susman,

I am writing to express my support for the rezoning application for 10-50 S. Colorado Blvd. I am a Hilltop resident that believes our City needs more housing within the urban core in order to reduce housing costs for all. The trajectory of housing costs is a concern of mine and I fear will begin to affect our ability to grow and accommodate a diverse population. By enabling greater density in infills sites we have a chance to reverse the climb of housing costs.

Further, I support this rezoning request because I believe G-MU-3 is a reasonable zoning for the site. A location on Colorado Boulevard is a challenge for redevelopment given the congestion of this street. Townhomes or single family homes are simply not a reasonable development program for such a site. Therefore, I believe the developer is making a reasonable request; especially considering this site is within An Area of Change.

Thank you for considering my letter and please feel free to share with the property owner,

Monica Martinez  
35 Eudora

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Mary McEnary](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 1050 S church Redevelopment  
**Date:** Friday, March 04, 2016 10:13:56 AM

---

Ms. McEnary,

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and seen by all council and planning board.

Thank you for caring!

Mary Beth

Mary Beth Susman  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | Dial 3-1-1 for City Services

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

From: Mary McEnary [[mmcenary@gmail.com](mailto:mmcenary@gmail.com)]  
Sent: Thursday, March 3, 2016 4:40 PM  
To: Susman, Mary Beth - City Council  
Cc: [sfs374@comcast.net](mailto:sfs374@comcast.net)  
Subject: 1050 S church Redevelopment

I am expressing my objection to the proposed project.

I have lived in Hilltop since 2000. In that time, Colorado Blvd has seen a significant change to our traffic, to the gain of developers.

I was in the original petition against Walmart. We now have Trader Joes and the new VA site to the north, King Soopers and rite aid to the South, Natural Grocers on the corner, and headed west on 1st Ave is congested by the new high rises.

I am on a corner, and the amount of traffic "cutting through" our neighborhood reduces the neighborhood feel, and is a danger to the many new families.

The time to get any direction from our Neighborhood is significant. Try going north on Colorado between 3-6 pm.

I understand density, but it should not lock in Hilltop.

Respectfully,

Mary McEnary  
303-475-9279

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Elizabeth Metz](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Objection to proposed rezoning of 10 - 50 South Colorado Blvd.  
**Date:** Monday, February 22, 2016 5:54:07 PM

---

Ms Metz

Thank you for your email. I am forwarding to the planning office so it will be part of the public record and shared with all council and planning board.

Thanks for caring.

Mary Beth

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Elizabeth Metz <emetz@emarchitect.com>  
**Date:** 02/22/2016 5:32 PM (GMT-07:00)  
**To:** "Susman, Mary Beth - City Council" <MaryBeth.Susman@denvergov.org>  
**Cc:** bcash1@gmail.com, jennybrinen@gmail.com, sweetsuebee@icloud.com  
**Subject:** FW: Objection to proposed rezoning of 10 - 50 South Colorado Blvd.

Elizabeth Metz, AIA

ELIZABETH METZ ARCHITECT, P.C.  
717 Mariposa Street Denver, Colorado 80204 303.572.2952

---

**From:** Elizabeth Metz [mailto:emetz@emarchitect.com]  
**Sent:** Monday, February 22, 2016 5:25 PM  
**To:** 'marybethsusman@denvergov.org' <marybethsusman@denvergov.org>; 'sfs374@comcast.net' <sfs374@comcast.net>  
**Subject:** Objection to proposed rezoning of 10 - 50 South Colorado Blvd.

Hi Mary Beth,

I am concerned about the proposed zoning change for 10 – 50 South Colorado Blvd. for three reasons; increased traffic; appropriateness of scale and density and the possibility of re-zoning with the potential to sell to another party for development. As an architect familiar with Blueprint Denver and living in Hilltop I would like to see the character of the neighborhood evolve in a positive manner in accordance to Blueprint Denver.

Blueprint Denver states: *"If growth is redirected from the Areas of Stability to the Areas of Change, the model results are positive – less development intrusion and traffic in the neighborhoods and more redevelopment along corridors and newer transit stations with little or no increase in traffic."* Page 22. And, *"The transformation of auto-dominated corridors into vibrant, mixed-use, pedestrian-friendly places is a potential outcome of the Blueprint Denver strategy."* Page 23. The emphasis here is on *"pedestrian friendly"*; Colorado Blvd is a difficult street to navigate in a car and even tougher for pedestrians and bicyclists. Added density without addressing traffic and pedestrian access in a major way will diminish the quality of life and expose the neighborhood to an increase in traffic. As Blueprint Denver so aptly points out: *In the land-use and transportation analysis, it became obvious that large amounts of development in Areas of Stability would be harmful to achieving the vision of quiet neighborhoods, vibrant corridors and active districts."* Page 24. Preserving "areas of Stability" is a goal of the Blueprint. Hilltop is an area of "stability". The goal is greater density with less traffic; however, for this to be

effective and not counterproductive, the streets must be friendly and the traffic reduced. This makes sense for downtown Denver but is problematic for Colorado Blvd.

"Appropriate redevelopment" – all would agree that redevelopment is desirable, however; a three story 150-unit apartment building is not what most in the neighborhood would term "desirable" or congruent. There is no evidence that the E-SU-D zoning would not work; clearly there are other single-family homes along Colorado Blvd. in this area. Current E zoning allows for 2.5 stories but not 3 stories. For a homeowner to request a variance to this is an arduous process and one that requires a "hardship". For the character of the neighborhood to be maintained the height limit is important. Additionally, the monolithic quality is not in keeping with the neighborhood. Townhouses, duplexes and single-family homes would be more appropriate and a request to change within the E designation would appeal to residents but be less appealing to developers whose goal is to maximize square footage. The E designation would allow the type of change Blueprint Denver is suggesting in their designation of "areas of change". The zoning designation of E-SU-D is in place to protect Denver neighborhoods both in terms of monetary value and quality of life.

*The Zoning codes states in Section 4.2.2.1 General Purpose A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood. B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and town house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form. C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts. 4.2-2 | Article 4. Urban Edge Neighborhood Context Division 4.2 Districts DENVER ZONING CODE June 25, 2010 | Republished July 6, 2015 D. **The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. (Bold typeface is added for emphasis).***

A change of zoning is being requested based on a diagrammatic plan, if they decide to re-zone the property but not to develop it would this allow them to sell to another party who would then follow the zoning without consideration for the neighborhood?

Ultimately, growth without quality of life can have a negative impact on a neighborhood and city. Clearly as a neighborhood there is a desire to see the site redeveloped in a context friendly manner. Blueprint Denver is an excellent document pointing towards sustainable growth for the city – what is needed is to adhere to its principles moving forward.

Sincerely,

Elizabeth Metz, AIA

ELIZABETH METZ ARCHITECT, P.C.  
717 Mariposa Street Denver, Colorado 80204 303.572.2952



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** FW: 30 - 50 Colorado Blvd rezoning.  
**Date:** Sunday, February 14, 2016 11:51:28 AM

---

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Edward Nichols [enich1@yahoo.com]  
**Sent:** Sunday, February 14, 2016 8:43 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** Sue Bollman  
**Subject:** 30 - 50 Colorado Blvd rezoning.

Dear Councilwoman Susman

This letter is to express renewed concerns on behalf of my wife and myself about the proposed rezoning at 30 -50 Colorado Blvd. I am writing after learning more about the proposal and watching the neighborhood activities with that in mind, and witnessing yet another traffic accident at that very intersection of Leetsdale and Alameda this week. You have access to more information than I do, but what I saw in the DURA study as well as DPD reports I requested show this intersection already as one of the high incident areas in Denver traffic accident activity. The proposed addition, according to the developers remarks at a session I attended, should add, in their words, 900+ entrance/exits during the day from this project. If you assume 60% (or more) of those will be in a four hour period from 7:00 - 9:00 AM and 4:30-6:30 PM, that is 540 additional interruptions on Colorado, or 135 per hour, 2 each minute on an already gridlocked arterial. And this does not consider the developers recommendation that those coming southbound make a U-Turn at that intersection. (Looking at 2.5 minute cycle on Northbound Colorado, that's 5 additional slowdowns every light cycle!)

Growth in density is a real factor in Denver's future. But it should be planned in a manner that is constructive, not disruptive. A rezoning of that property to accommodate 12 - 18 units would make sense to me. 105 does not. There are no sidewalks to accommodate walkers who now use the very streets the developer recommends that traffic use. There is a single lane "street" on the south side of that property with no traffic signal for the onrushing Leetsdale traffic to beat others into the the Colorado Blvd. traffic. The lack of parking due to that single lane road is already apparent, and this recommends adding to that on narrow, non-sidewalk residential streets.

Future planning is important. A lower density zoning here makes sense.

Ed Nichols  
87 S. Ash St.  
Denver, CO 80246  
303 506-0045 (Cell)

## Barge, Abe M. - CPD Planning Services

---

**From:** Susman, Mary Beth - City Council  
**Sent:** Saturday, January 30, 2016 10:55 AM  
**To:** sandi ogin; sfa374@comcast.net  
**Cc:** bcnash1@gmail.com; Barge, Abe M. - CPD Planning Services  
**Subject:** RE: Development proposed on CO Blvd and Ellsworth area

Dear Ms. Ogin,

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board can see it.

Thank you for caring,

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** sandi ogin [sogin@msn.com]  
**Sent:** Saturday, January 30, 2016 8:27 AM  
**To:** Susman, Mary Beth - City Council; sfa374@comcast.net  
**Cc:** bcnash1@gmail.com  
**Subject:** Development proposed on CO Blvd and Ellsworth area

Please do not allow the Zone Changes for the further development of this congested area with a large building on the Church site in that area. Enough is enough. This area cannot afford to have the increased congestion and all that goes with that. Do not allow a development of that size to be passed . It is time to put a stop to it. Thank you, Sandi Ogin

*Sandi Ogin  
H. 303 355-7712  
C 303 619 2123  
sogin@msn.com*

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** FW: 10-20 South Colorado Blvd development  
**Date:** Monday, February 22, 2016 8:53:17 AM

---

Mary Beth Susman  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
marybeth.susman@denvergov.org | Dial 3-1-1 for City Services

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

From: Danielleokin [danielleokin@gmail.com]  
Sent: Sunday, February 21, 2016 10:57 PM  
To: Susman, Mary Beth - City Council  
Subject: 10-20 South Colorado Blvd development

I live at 120 South Clermont. We that live on this block already have difficulty accessing Colorado Blvd either direction: going south to Alameda (a VERY busy street) then west to CB or cut-off on Leetsdale-angle; half block south to Bayaud then west to Leetsdale- angle to very difficult 2- lane merger with CB (VERY difficult ), north to Ellsworth turning west along south side of Graland to CB with difficult north turn onto CB (all of these routes also demanding added difficulty getting into left turn lane to access First avenue or Speer, a logical focus other than CB); or north on Clermont bordering Graland, endangering pedestrian traffic as well as vehicle traffic, then west toCB.

I realize this is an example of traffic interruption of only one block in Hilltop, but speaks to the very sad and minimal considerations of the developers to our neighborhood and the change of zoning that appears to be being seriously considered.

Thank you for your time  
Danielle Okin

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [G. F. Pearsall, Jr., M.D.](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Concerned Hilltop Resident  
**Date:** Monday, February 08, 2016 9:11:14 AM

---

Col. Pearsall,  
Thank you for your email. I am forwarding to the Planning Office so that it can become part of the public record and all council and Planning Board will receive it.  
Thank you for caring.  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** G. F. Pearsall, Jr., M.D. [longevitymd@gmail.com]  
**Sent:** Monday, February 8, 2016 8:38 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net; bcncash1@gmail.com; jennybrinen@gmail.com; sweetsuebee@icloud.com  
**Subject:** Re: Concerned Hilltop Resident

Hello Councilwoman Susman,

It has come to my attention that 30-50 South Colorado Blvd and possibly 10 South Colorado Blvd are currently zoned E-SU-D (i.e. single family home) but a petition is being considered to rezone it to G-MU-3 (multi-family town home/apartment/duplexes).

Most would agree that change is inevitable, but I implore you to allow this change to occur within the construct of the current and well thought out zoning rules. To allow profiteers to permanently alter the physical dynamics of the Hilltop neighborhood would be a tragic decision with repercussions for the decades to come.

Increased traffic congestion on South Colorado Blvd as well as currently quiet intra-neighborhood boulevards would be the first noticeable change due to what I'm sure the developers & investors consider "Progress". Property values would be expected to fall, of course. Other unexpected but equally undesirable outcomes should be expected to follow a rezoning decision.

As a resident of Hilltop, I implore you to preserve and enforce the wisdom of the standing zoning law(s). Otherwise, the only conceivable positive outcome stemming from the rezoning of the Hilltop Neighborhood would be that of a Short-Term Capital Gain for a select few...a very Short-Term and Short-Sighted prospect indeed.

**Sincerely,**  
**COL Gurney F. Pearsall, Jr., M.D.**  
**340 Elm St**  
**Denver, CO 80220**

720-289-4386

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Nicole Reinan](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Co Blvd Church Redevelopment plan  
**Date:** Friday, March 04, 2016 3:37:55 PM

---

Ms. Reinan,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thanks for caring!

Mary Beth

Mary Beth Susman  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | Dial 3-1-1 for City Services

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

From: Nicole Reinan [[nreinan@mac.com](mailto:nreinan@mac.com)]  
Sent: Friday, March 4, 2016 2:17 PM  
To: Susman, Mary Beth - City Council  
Subject: Co Blvd Church Redevelopment plan

Dear Marybeth,  
We would like to be on the public record of voicing our opinion against the current redevelopment plan at 10-50 Colorado Boulevard. We live at 4501 East Ellsworth Avenue and the amount of units/tenants will directly effect our commute (which is already congested due to Co Blvd and the intersections of 3rd and 6th, crossing Colorado, currently. We will also be impacted by the thru neighborhood traffic that will inevitably happen with so many people living in one building.  
I understand that the church building has failed many times over and that development will happen. It is the size that the development that is concerning and the egress issues it runs into.  
Please consider our opinion pertaining to this development. Thank you in advance for your assistance.  
All the best,  
Nicole and Jerome Reinan  
4501 East Ellsworth Avenue  
Denver, CO 80246

Sent from my iPhone

## **Barge, Abe M. - CPD Planning Services**

---

**From:** Susman, Mary Beth - City Council  
**Sent:** Monday, February 01, 2016 5:31 PM  
**To:** Barge, Abe M. - CPD Planning Services  
**Subject:** FW: Proposed G-MU-3 rezoning adds more traffic

for the record

Mary Beth Susman  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
marybeth.susman@denvergov.org | Dial 3-1-1 for City Services

**\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\***

From: Judith Schwartz [judiezs123@gmail.com]  
Sent: Monday, February 1, 2016 4:17 PM  
To: Susman, Mary Beth - City Council; sfs374@comcast.net  
Subject: Proposed G-MU-3 rezoning adds more traffic

My husband and I have lived in the Hilltop neighborhood going on four years. During this time, we have observed the traffic on Colorado Blvd. grow to East Coast urban proportions. Rezoning the land at Ellsworth and Bayaud to G-MU-3 to accommodate a proposed 105-unit apartment will only add to the congestion. Get any two Hilltop neighbors together and the topic of the traffic snarls on Colorado will invariably come up. Surely you have experienced this your self. Something must to be done. The answer is not more cars. City Council needs to come up with a plan that will both alleviate the current congestion and propose a solution for the area's future traffic needs.

Meanwhile, we request that you hold off on the change in zoning until we have a better idea of how it might fit into the big picture

Dr. Jeffrey and Judie Schwartz  
67 South Cherry St.  
Denver, CO 80246

judiezs123@gmail.com  
303-810-7375

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Marilyn Selinger](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Thoughts Against the 10-50 S. Colorado Blvd. Building Proposal  
**Date:** Saturday, February 13, 2016 8:54:38 AM

---

Ms. Selinger,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thank you for caring.  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Marilyn Selinger [mfselinger@gmail.com]  
**Sent:** Friday, February 12, 2016 9:17 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Thoughts Against the 10-50 S. Colorado Blvd. Building Proposal

Dear Council Woman Susman,

I would like to express my deepest concern regarding the proposal to build such a high density building at 10-50 S. Colorado Blvd. Currently the hilltop neighborhood is negatively impacted by the traffic on Colorado Blvd., Leetsdale, 8th Ave. and Alameda. The right turn yield from Leetdale/Bayaud onto Colorado Blvd. has been dangerous for decades. We do not need additional density to make matters worse. Our small neighborhood will be negatively impacted by additional traffic back ups and cars cutting through the neighborhood to avoid the traffic on the major arteries. The planned and approved project at the Monaco/Cedar end of the neighborhood will also add traffic. Naturally, the increased density at the 9th and Colorado project will add to the traffic. We do not need another high density building project on our Western border.

Yours Sincerely,  
Marilyn Selinger  
250 S. Fairfax St.  
Denver, CO 80246



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Marilyn Shaw](#)  
**Cc:** [CMS Marilyn Shaw](#); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 10-50 Colorado Blvd.  
**Date:** Friday, March 04, 2016 12:54:25 PM

---

Hi Marilyn,

Thank you for your thoughtful email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.

Thanks for all you do for the neighborhood and for caring!

Mary Beth

Mary Beth Susman  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | Dial 3-1-1 for City Services

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

From: Marilyn Shaw [[marilyn.h.shaw16@gmail.com](mailto:marilyn.h.shaw16@gmail.com)]  
Sent: Friday, March 4, 2016 12:49 PM  
To: Susman, Mary Beth - City Council  
Cc: CMS Marilyn Shaw  
Subject: 10-50 Colorado Blvd.

Dear Ms Susman,

Please add my name to the list of Hilltop residents who oppose the planned development at 10-50 Colorado Blvd. This is a dangerous intersection as it is. I frequently drive in the north-bound, right hand lane through that intersection, in fact I did so last evening.

For some reason a number of south bound Colorado Blvd. motorists make left turns onto the diagonal street that runs southeast and connects with Alameda Ave. and Leetsdale Drive. Last night, driving through that intersection with a green light, I had to come to a complete stop to avoid hitting or being hit by a south bound motorist turning left onto the diagonal street. It would be a major mistake to greatly increase traffic there by building an oversized development on that property.

We need to keep in mind that this borders on one of the most desirable residential neighborhoods in Denver. Let's do as much as we can to keep it that way. Building a behemoth structure there is not the way to do it.

Sincerely,

Marilyn H. Shaw  
510 Dexter St.  
Denver, CO 80220-5036

303-377-1278

PS I have lived at this address since 1958. In 1979-80 I designed and had built an addition that runs from the back of the small single story house over the breezeway and garage, to the alley. It is an active and passive solar 800 square foot gem. The cement mixer that poured the foundation was orange and labelled "Orange Crush". It is one of very few drive through garages in Denver - a single manually operated door facing the 80 ft long

driveway to the street, and a double electronically controlled door on the alley.

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** FW: Rezoning request  
**Date:** Sunday, February 14, 2016 11:15:02 AM

---

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Jean Shom [[jeanshom@yahoo.com](mailto:jeanshom@yahoo.com)]  
**Sent:** Saturday, February 13, 2016 1:44 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Rezoning request

I'm very concerned about the proposed redevelopment of Colorado Blvd between Bayaud and Ellsworth and hope you will help to stop the present plan.

Jean Shom

40 South Dexter St

Denver CO 80246

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [rbrts3836@aol.com](mailto:rbrts3836@aol.com)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Emails re: 10-50 S Colorado Blvd Rezoning  
**Date:** Friday, February 19, 2016 8:50:48 AM

---

Dear Swopes,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thanks for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** rbrts3836@aol.com [rbrts3836@aol.com]  
**Sent:** Thursday, February 18, 2016 6:15 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Re: Emails re: 10-50 S Colorado Blvd Rezoning

Dear Mary Beth,

This is Mary and Bob Swope, Hill Top residents and homeowners at 104 - Ash Street . We are 100% AGAINST the proposed re-zoning project at 10-50 S. Colorado Blvd.

We trust, as your constituents, you will represent our view and best interest in this matter.

Thank you for your email.

Mary and Bob Swope

Sent from AOL Mobile Mail

-----Original Message-----

**From:** Susman, Mary Beth - City Council <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>  
**Cc:** Susman, Mary Beth - City Council <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>; Kline, Genevieve M. - City Council <[Genevieve.Kline@denvergov.org](mailto:Genevieve.Kline@denvergov.org)>  
**Sent:** Thu, Feb 18, 2016 12:32 PM  
**Subject:** Emails re: 10-50 S Colorado Blvd Rezoning

Dear Neighbors,

You have all written me emails about the 10-50 S. Colorado Boulevard proposed project BEFORE the applicant had filed for re-zoning. Therefore there was no "public record" in which I could include your emails. Now that the applicant has filed, I can forward the emails to the planning office for inclusion in

the public record.

I will do so **UNLESS** you do not wish me to. Please let me know by close of business Monday, February 22nd if you **DO NOT** want me to forward your email to the planning office.

If you wrote to me again after the filing on January 26th, I have already forwarded your most recent email to the planning office. It won't matter if the planning office receives duplicates, as they will be noted as such in the record.

Thank you for your engagement in the issue.  
Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax

[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

## Barge, Abe M. - CPD Planning Services

---

**From:** Susman, Mary Beth - City Council  
**Sent:** Friday, January 29, 2016 12:32 PM  
**To:** Barge, Abe M. - CPD Planning Services  
**Subject:** Fwd: Development at Colo and Bayaud

For the public record

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Diane Talon <[ditalon@gmail.com](mailto:ditalon@gmail.com)>  
**Date:** 01/29/2016 10:45 AM (GMT-07:00)  
**To:** "Susman, Mary Beth - City Council" <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>  
**Subject:** Re: Development at Colo and Bayaud

Yes, please and copy me so I have their email addresses. Thank you.

Sent from my iPhone

On Jan 28, 2016, at 3:46 PM, Susman, Mary Beth - City Council <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)> wrote:

Sure will Diane. Would you like me to forward your email to the planning office so it can go to all council and planning board?

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Diane Talon <[ditalon@gmail.com](mailto:ditalon@gmail.com)>  
**Date:** 01/28/2016 3:32 PM (GMT-07:00)  
**To:** "Susman, Mary Beth - City Council" <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>  
**Subject:** Development at Colo and Bayaud

Hello Marybeth:

As you've guessed, I am opposed to above mentioned development in my beautiful neighborhood, Hilltop. Please keep me abreast of updates and let me know how I might help.

Sincerely  
Diane Talon  
225 Bellaire St

Sent from my iPhone

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Rebecca Thomas](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 10-50 S Colorado Blvd Rezoning  
**Date:** Friday, February 19, 2016 8:49:45 AM

---

Dear Thomas',  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.  
Thanks for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Rebecca Thomas [[beccamthomas@hotmail.com](mailto:beccamthomas@hotmail.com)]  
**Sent:** Thursday, February 18, 2016 9:28 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Subject:** 10-50 S Colorado Blvd Rezoning

My husband Jeremy, our three kids and I live at 25 Albion St and wanted to add our support for the OPPOSITION to the proposed rezoning for multi-use at 10-50 S Colorado Blvd.

We are one block up from the proposed Church rezoning and feel that the negative consequences of this far outweigh the benefits. Our concerns are for both the neighborhood and our proximity to this possible change. The dynamic of our street would change dramatically should this lot be converted into an apartment/retail space.

As traffic and parking are already issues for businesses and homes along Colorado, it would be impossible for a new structure with businesses/homes not to effect the parking and traffic along our street. We have watched the other end of Albion face similar issues with the addition of the Trader Joe's business. We specifically choose to move to Albion Street with less traffic so that our family could utilize the yard space in front of our house safely. Albion Street is not equipped with side walks and our children walk to and from school and around the neighborhood. Should this property be converted to a 105 apartment unit, it is ludicrous to not note the sizable traffic impact it will have on our block and the adverse safety effects it will have on our community. The only means to get into the property from the north side would be to take a left on 1<sup>st</sup> Avenue and then drive south on our block of Albion St. We would like to see alternative entrance options for this property that do not involve using Albion Street to get to it.

We also purchased our lot on Albion for its proximity to Steck Elementary, a top Denver Public

Elementary School. I serve on the Collaborative School Committee and am very aware of the budgeting concerns for a small high performing school. Steck Elementary is already at maximum capacity with no ability to hold further students because it is impossible to increase the size of the building without the budget and space to do so. Should the families in this new structure have children that are zoned for Steck Elementary, it would negatively impact an already overloaded school running on a limited budget.

Lastly, when purchasing our home in 2011, we had our realtor check the zoning of the church lots that were in our vicinity just to make certain that the integrity of the neighborhood we were choosing to move into would not be in question. This was important for us when we considered our home purchase. Our lot value will be diminished if this property is rezoned as multi use and the "residential character" of Hilltop for Albion Street is in jeopardy.

We strongly OPPOSE the rezoning of 10-50 Colorado Blvd. Please consider our feedback when determining whether to rezone.

Concerned neighbors,

Rebecca and Jeremy Thomas

---

**From:** Kline, Genevieve M. - City Council <Genevieve.Kline@denvergov.org> on behalf of Susman, Mary Beth - City Council <MaryBeth.Susman@denvergov.org>

**Sent:** Thursday, February 18, 2016 12:32 PM

**Cc:** Susman, Mary Beth - City Council; Kline, Genevieve M. - City Council

**Subject:** Emails re: 10-50 S Colorado Blvd Rezoning

Dear Neighbors,

You have all written me emails about the 10-50 S. Colorado Boulevard proposed project BEFORE the applicant had filed for re-zoning. Therefore there was no "public record" in which I could include your emails. Now that the applicant has filed, I can forward the emails to the planning office for inclusion in the public record.

I will do so **UNLESS** you do not wish me to. Please let me know by close of business Monday, February 22nd if you **DO NOT** want me to forward your email to the planning office.

If you wrote to me again after the filing on January 26th, I have already forwarded your most recent email to the planning office. It won't matter if the planning office receives duplicates, as they will be noted as such in the record.

Thank you for your engagement in the issue.



Mary Beth

**Mary Beth Susman**

Denver City Council | District 5

720.337.5555 Phone | 720.337.5559 Fax

[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Kristen Tourangeau](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Paul Tourangeau](#); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Re-development of Church Property at Bayaud & Colo. Blvd.  
**Date:** Monday, February 15, 2016 12:59:57 PM

---

Dear Tourangeaus

Thank you for your email. I am copying the planning office so it can be part of the public record and all council and planning board will see it.

Thank you for caring!

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Kristen Tourangeau [kristentourangeau@hotmail.com]  
**Sent:** Monday, February 15, 2016 12:04 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net; Kristen Tourangeau; Paul Tourangeau  
**Subject:** Re-development of Church Property at Bayaud & Colo. Blvd.

Dear Councilwoman Susman,

We live at 324 Albion Street. In the past fifteen years we have seen a huge increase in traffic down our street whenever Colorado Boulevard is backed up, which is now a constant situation from 2:00 p.m. throughout the rush hour. At the end of our block is Steck Elementary, so the additional traffic on Albion Street makes it even more dangerous for children walking home from school.

The proposed development at Colorado Boulevard & Bayaud Street will increase the traffic through our neighborhood, and in particular, it will make the traffic on Albion Street from Ellsworth to Sixth Avenue even worse and more dangerous than it already is. Residents in our area are trapped during rush hour in either direction on Colorado Boulevard.

However, what is even more concerning is the congestion and the increase in accidents that will occur at the already **extremely** dangerous intersection of Leetsdale, Bayaud, and Colorado Boulevard. I have driven through this intersection from Leetsdale merging onto Colorado Boulevard at many times during the day, especially when ferrying students to and from George Washington High School. It is an incredibly dangerous intersection **currently** with NO traffic in and out of the church parking lot. I can only imagine what will happen when there is traffic from the parking lot just yards from the intersection, and then again on Ellsworth Street. Making Colorado Boulevard even more congested and dangerous is something **that we ask you to fight against.**

It is fine to develop the property, but it should be done in a way that positively impacts the neighborhood and the movement of traffic, rather than maximizing the profit for the developers. In community meetings the developers told us they wanted to "enhance" the neighborhood. Their actions since this meeting are very disingenuous.

Please represent good and positive development, not development that just maximizes tax revenue for the city. The developers can make money with single family homes or duplexes, or perhaps a development for senior living. An apartment building that increases density and traffic is a bad investment in our neighborhood.

The city will lose money on emergency services to accidents that will surely happen regularly at this location. Other Denver residents using the Colorado Boulevard and Leetsdale arteries will also suffer. The City's traffic engineers surely would concur.

Regards,

Kristen & Paul Tourangeau  
324 Albion St.

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lisa Towles](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Fwd: Church property at 10-50 S. Colorado Blvd. Update  
**Date:** Friday, February 12, 2016 5:25:43 PM

---

Ms. Towles,  
Thank you so much for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will receive it.  
thank you for caring and please stay in touch with the neighborhood association at [denverhilltop.com](http://denverhilltop.com) which will post opportunities for meetings, public hearings, etc.  
Best,  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Lisa Towles [[lisa\\_towles@yahoo.com](mailto:lisa_towles@yahoo.com)]  
**Sent:** Friday, February 12, 2016 5:13 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Fw: Fwd: Church property at 10-50 S. Colorado Blvd. Update

Hi Mary Beth-

I am the owner of 22 Colorado Blvd. After the email below, I feel it important to write again. My husband and I had wrote this past summer with many questions and concerns about the property at 30-50 Colorado Blvd. We recognize the owner of the property is trying to rezone for 100 unit building between Ellsworth and Colorado. We continue to loose sleep over the thought of apartments built in this area and how it will effect our property, traffic, travel, and neighborhood. Also, can you let us know what we can do to make sure our voices are heard.

These are the concerns:

- 1) Traffic: As you may know the traffic on Colorado Blvd between Alameda and 12th Avenue is already unbearable and with the new development on 9th and Colorado it is expected to only worsen. Without an access point onto this property from southbound Colorado the residents would be forced to take Albion or perhaps even our alleyway.
- 2) School: Steck school is already overcrowded, to the extent that many neighborhood kids are not able to attend this school. Steck is one of the number 1 public school in the state, a big part of this is due to the support of the neighborhood. I can imagine many families would move to this area to benefit from this overcrowded school. Where would these children go to school?
- 3) Neighborhood: The traffic in our neighborhood, the family and quiet feel of our

neighborhood (a great reason to live in Hilltop will disappear.

Townhouses, duplexes, single family homes are more than welcome, but after all of the luxury apartment developments recently in Cherry Creek (i.e. Steel Creek, etc) Hilltop/Cherry Creek is becoming overly congested.

Thank you,  
Lisa Towles, DPT  
303-931-0680

----- Forwarded Message -----

**From:** Barbara Nash <[bcnash1@gmail.com](mailto:bcnash1@gmail.com)>

**To:**

**Sent:** Friday, February 12, 2016 4:12 PM

**Subject:** Fwd: Church property at 10-50 S. Colorado Blvd. Update

----- Forwarded message -----

**From:** **Barbara Nash** <[bcnash1@gmail.com](mailto:bcnash1@gmail.com)>

**Date:** Fri, Feb 12, 2016 at 4:03 PM

**Subject:** Church property at 10-50 S. Colorado Blvd. Update

**To:** Barbara Nash <[bcnash1@gmail.com](mailto:bcnash1@gmail.com)>

Dear Concerned Hilltop Residents:

Developers SMW LLC have submitted their rezoning request for the church property at 10-50 South Colorado Boulevard, asking to change from the present single-family zoning, E-SU-D, to G-MU-3. As you are aware, they want to build a 3 story, 105 unit apartment building with underground parking. This building could be 40' to 45' high. The zoning change is currently under review by various city agencies such as wastewater, schools, environmental health, transportation, fire, public works, etc. to determine if this request is in compliance with each agency's standards.

We should know by today if there are any challenges to their proposal. If there are problems, they will have another couple of weeks to confer with those agencies on how they will address solutions. Then we will be placed in the queue for the Planning Board. That meeting could be on the docket 4-5 weeks from now. The Planning Board then recommends whether to accept or deny the rezone and sends it on to City Council.

We will keep you informed about the status of this request as it moves through the process. We will also be sending out information on G-MU-3 zoning and alternate zoning classifications that are more in keeping with our single family neighborhood.

To give you a sense of the density of the proposed development, two renderings are included below. The development would max out the entire property between Ellsworth and Bayaud, Colorado Blvd and the alley. Based on these renderings, the immediate surrounding neighborhood would be overshadowed by the development and all of the comings and goings would be routed through our neighborhood streets. A picture is worth a thousand words, and the images below are frightening.

In the event you have *not* written a letter of concern to Councilwoman Mary Beth Susman, please do so now. Any letters received prior to January 26 were not submitted for the public record, so please re-send your letters if they fall before that date.

Send letters to:

[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org)

Phone: [720-337-5555](tel:720-337-5555)

Please cc. Susan Sweeney with Cranmer Park/ Hilltop Civic Association at [sfs374@comcast.net](mailto:sfs374@comcast.net).

Concerned Hilltop neighbors:

Megan Bee and Steve Chambers

Ed Nichols

Tyler and Maris Johansson

Tomas Hart

Ken and Rebecca Gart

Sue and Milt Bollman

Barbara Nash

Jeff and Jenny Brinen

Char and Mike Fuchs

Cal Guth

Pete Perry & Maeve McGrath

Aerial rendering with Hilltop neighborhood in the background:



Turn from Leetsdale onto Colorado Blvd North



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Michael Untermayer](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Development plan for 30-50 Colorado Blvd.  
**Date:** Sunday, February 14, 2016 11:58:09 AM

---

Mr. Untermayer,  
Thank you for your letter. I am forwarding to the planning office so it can be part of the public record and shared with all council and planning board.  
Thank you for caring!  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Michael Untermayer [michael\_untermayer@icloud.com]  
**Sent:** Sunday, February 14, 2016 10:46 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net  
**Subject:** Development plan for 30-50 Colorado Blvd.

Dear Ms. Susan,  
The idea of a 105 unit apartment complex at the church site on [30-50 Colorado Blvd.](#) is not appropriate for this neighborhood. It will create massive traffic problems & it just is not right for a residential neighborhood. Please do not allow this massive rezone of the area.  
Town homes, single family or duplexes would be more appropriate.  
Please vote against the G-MU3 rezone & come up with something that will have a smaller impact on the area.  
Thank you for your consideration.

Michael Untermayer  
Local Home Owner



**From:** [Roelant van der Heijde](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#); [Barge, Abe M. - CPD Planning Services](#)  
**Cc:** ["Mary van der Heijde"](#)  
**Subject:** RE: Letter of Support - Rezoning of 10 S. - 50 S. Colorado Blvd (zoning application 15i-00051)  
**Date:** Tuesday, February 02, 2016 5:11:14 PM

---

Hi Theresa,

I see that the application has now been submitted. Our letter in the email chain below still applies. We are in favor of this rezoning.

Thanks!

Roelant van der Heijde  
(720) 281-1818

---

**From:** Lucero, Theresa L. - Community Planning and Development  
[mailto:[Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org)]  
**Sent:** Friday, January 22, 2016 3:47 PM  
**To:** Barge, Abe M. - CPD Planning Services <[Abe.Barge@denvergov.org](mailto:Abe.Barge@denvergov.org)>; Roelant van der Heijde <[roelant@gmail.com](mailto:roelant@gmail.com)>  
**Cc:** Mary van der Heijde <[mary.vanderheijde@milliman.com](mailto:mary.vanderheijde@milliman.com)>  
**Subject:** RE: Letter of Support - Rezoning of 10 S. - 50 S. Colorado Blvd (zoning application 15i-00051)

Mr. van der Heijde:

I am the new Case Manager for the rezoning of 10-50 South Colorado Boulevard. I will be handling the application through the rezoning process. I'm writing to ask you to wait to submit your letter of support until the application has been determined to be complete. We ask anyone who wants to comment to wait until the application is determined to be complete so we know their letter is addressing the proposed zone district submitted in the application. Many times the initial zone district discussed with neighborhoods is changed by the time we receive a formal application.

To keep track of when the application will be determined complete you can check the CPD website at the following web address: <https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/proposed-rezonings.html>. On the right side of the page is a list of rezoning applications that are complete. When CPD determines the application is complete, we will send an electronic notice to the affected RNO's and City Council people, and we will post the application on this webpage.

If you have any questions please contact me.



**Theresa Lucero | Senior City Planner**

Community Planning & Development | City and County of Denver

201 W Colfax Avenue

[Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org)

---

**From:** Barge, Abe M. - CPD Planning Services  
**Sent:** Wednesday, January 20, 2016 6:22 PM  
**To:** Roelant van der Heijde <[roelant@gmail.com](mailto:roelant@gmail.com)>; [MaryBeth@denvergov.org](mailto:MaryBeth@denvergov.org);  
[jmccormick@helminvest.com](mailto:jmccormick@helminvest.com); [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Cc:** 'Douglas McKinnon' <[dm@mckinnonre.com](mailto:dm@mckinnonre.com)>; Mary van der Heijde  
<[mary.vanderheijde@milliman.com](mailto:mary.vanderheijde@milliman.com)>; Lucero, Theresa L. - Community Planning and Development  
<[Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org)>  
**Subject:** RE: Letter of Support - Rezoning of 10 S. - 50 S. Colorado Blvd (zoning application 15i-00051)

Roelant,

Thank you for the message. We will attach your letter to future staff reports regarding the map amendment application.

Regards,

-Abe

---

**From:** Roelant van der Heijde [<mailto:roelant@gmail.com>]  
**Sent:** Wednesday, January 20, 2016 12:51 PM  
**To:** [MaryBeth@denvergov.org](mailto:MaryBeth@denvergov.org); Barge, Abe M. - CPD Planning Services <[Abe.Barge@denvergov.org](mailto:Abe.Barge@denvergov.org)>;  
[jmccormick@helminvest.com](mailto:jmccormick@helminvest.com); [sfs374@comcast.net](mailto:sfs374@comcast.net)  
**Cc:** 'Douglas McKinnon' <[dm@mckinnonre.com](mailto:dm@mckinnonre.com)>; Mary van der Heijde  
<[mary.vanderheijde@milliman.com](mailto:mary.vanderheijde@milliman.com)>  
**Subject:** Letter of Support - Rezoning of 10 S. - 50 S. Colorado Blvd (zoning application 15i-00051)

Hi Mary Beth, Abe, Jay, and Susan,

The purpose of this note is to share with you our full support for the development project, as it currently stands, for the church property at 50 S. Colorado Blvd. As you know, my wife and I have been working hard with Doug McKinnon and his team to come up with a solution we could support. We have come to this resolution, and are now under contract to sell his group our empty lot (10 S. Colorado Blvd) with restrictions associated that would limit the scope of the new development. More specifically, in exchange for selling them our empty lot, Doug McKinnon and his associates have agreed to a scaled down project. This new development is only 2-3 stories tall, has much improved traffic flow for safety purposes (because of the inclusion of our lot with potential ingress and egress from Ellsworth). This development is now something that we believe will add value to the neighborhood by improving what is quickly becoming a dilapidated church and a safety risk to

Hilltop.

We were not comfortable with the original development as proposed, with up to 4-5 stories in height. In addition to our concerns over height and therefore density, we also had serious concerns about traffic flowing up and down the private alley, and the major safety issues this would present. Therefore, after extensive consideration, discussion, and legal expense on our part, we have negotiated a deal which satisfies our fears we describe above. We know that density is the way of the future, and while many in our neighborhood believe that single family homes and townhomes are the only option, we do not think that is a real option. As such, we wanted to sell lot in return for a project that would enhance rather than destroy the character of Hilltop.

Redeveloping and rezoning this block to G-MU-3 is something both Mary and I feel will be good for the neighborhood. It will reduce the noise coming from Colorado Boulevard and will make the entry into Hilltop from Ellsworth look more appealing. Not only do we own the empty lot at 10 S. Colorado Blvd which would become part of the project should rezoning be successful, we also own the house at 1 S. Albion St. This house has been in our family since the early 1970s and we are very much vested in making sure what abuts our property is something we are supportive of. The project and rezoning as currently proposed by Doug McKinnon and his group is something we can and are fully supportive of. We believe that the rezoning (G-MU-3) and development that Doug McKinnon is proposing is something that fits with what the blueprint Denver creators had in mind for this "area of change" and would greatly improve what is now a property that is in serious need of rehabilitation. Additionally, a zoning of G-MU-3 is very much in line with many development projects right across the street from Colorado Boulevard so the church property at 50 S. Colorado Blvd would fit in very well as a G-MU-3 zoned property.

While we are confident that no solution here would make every possible person happy, we do believe that by making this choice to sell our lot, we have been able to work collaboratively with Doug McKinnon and his team to find the best possible solution for our beloved neighborhood. We are, as mentioned above, fully supportive of the development project as it currently stands including the rezoning of 10 S. Colorado Blvd through 50 S. Colorado Blvd to G-MU-3.

Thanks for your time,  
Roelant & Mary van der Heijde  
Owners of 1 South Albion St and 10 S. Colorado Blvd  
(720) 281-1818

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Diane](#)  
**Cc:** [sfs374@comcast.net](mailto:sfs374@comcast.net); [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: 105 Unit Apartment re-zoning  
**Date:** Friday, February 12, 2016 12:49:07 PM

---

Ms. Victor,

Thank you for your email and I will forward to the planning office so it can be included in the packet that goes to all council members and planning board members during the re-zoning request process. Please stay in contact with the Hilltop neighborhood association who will be updating on meetings, hearings etc. [www.Denverhilltop.com](http://www.Denverhilltop.com).

But first, I do want to clear up a bit of confusion.

The flyer you received was not from me, but from a neighbor and had a few misstatements of fact. The present zoning would not allow anything BUT single family detached homes. Therefore there would have to be a re-zoning request for even townhomes, etc. Also, the height limit for our Hilltop homes is already 3 stories. (I live in Hilltop myself, and there are some homes that have 3 stories.) So even if it were to be developed with single family detached homes as is presently allowed, they could be 3 story homes.

The houses on Colorado Boulevard there are not designated historic. And the development going on in Cherry Creek actually meets the neighborhood plans devised by the neighborhoods themselves.

All of this just to make sure that you have the facts of the issue. It doesn't mean that your concerns aren't valid in re this proposed zoning, and I thank you for caring about the neighborhood.

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Diane [dianelvictor@hotmail.com]  
**Sent:** Friday, February 12, 2016 10:55 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** sfs374@comcast.net  
**Subject:** 105 Unit Apartment re-zoning

I just got your flyer talking about the Developers wanting to re-zone the property on Colorado Blvd on our Hilltop side of the fence!  
I'm shocked...hopefully the City Council has enough sense to realize this is a pristine single family neighborhood. We lived in Cherry Creek north for 12 years & moved to Hilltop for some peace & quiet without cars parking in front of our house. The developers have already ruined the integrity of Cherry Creek. Now they want to sneak across the road to our unique single family neighborhood that has parks & schools and unique single family homes. Think of the poor residents of Albion St. with this huge structure behind them, blocking the view of the beautiful mountains we have. The houses on the streets closest to Colorado Blvd. are also considered Historical. Did anyone bother to think of that? I'm against this totally, as a Hilltop

resident. I wouldn't be apposed to the townhouse, duplex & single family concept, as long as it's not more than 2 stories. This, at least, would be in keeping with the height restrictions already in place for this neighborhood. We had to follow the zoning rules to the T, when we built our house 10 years ago in Hilltop. My e-mail is [dianelvictor@hotmail.com](mailto:dianelvictor@hotmail.com) so please keep me in the loop on this.

Thank you,  
Diane Victor

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lonnie](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: Hilltop apartment complex  
**Date:** Sunday, February 14, 2016 11:23:04 AM

---

Dear Lonnie,  
Thank you for your email. I am forwarding to the planning office so it can be part of the public record and shared with all council and planning board.  
Thank you for caring.  
Mary Beth

**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Lonnie [ewitkoff@aol.com]  
**Sent:** Sunday, February 14, 2016 7:10 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Hilltop apartment complex

Dear Ms. Susman:

I am a resident of hilltop and am greatly opposed to the apartment complex that is being planned for the area surrounded by Ellsworth, Bayaud, and Colorado Boulevard. The disruption that the traffic would cause to the residents living in that area is incomprehensible. We would be going from living in a family friendly neighborhood where our kids can ride their bicycles to keeping our kids in the house to protect them from the immense amount of traffic that we foresee coming in through Albion Street. This project would turn Hilltop from a cozy family retreat into a dense urban wall. Please listen to the voices of hilltop and stop this project from continuing forward.

Sincerely,  
Elana Witkoff  
60 Albion Street,  
Denver, CO 80220

**From:** [Tom Coulthurst](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Cc:** [Jennie Coulthurst](#)  
**Subject:** [SPAM] RE: 30-50 S Colorado Blvd: 2015I-00051  
**Date:** Monday, March 28, 2016 12:19:15 PM

---

Theresa,

I am not sure if you are the correct person to provide feedback on the proposed zoning changes in regards to 30-50 S Colorado Blvd: 2015I-00051? Please let me know who I should direct the following comments.

I would like to formally state that I am happy to see the revised zoning request that now reflects many of the concerns that have been raised to date but it does not reflect how the city would manage the traffic issues that will arise as a result of this new development. Primarily The intersection of Leetsdale, Colorado and Bayaud. This intersection is not configured to handle additional traffic or inbound traffic from Bayaud, which is effectively an alley. Additionally it is a terrible intersection already for pedestrians that need to cross Colorado and from Bayaud. This intersection is also considered a city bike way and again not configured in a way to make it safe for bikes or pedestrians now and certainly not with any new development.

I would also have concerns about how the intersection of Ellsworth and Colorado would be handled and how the city would ensure that traffic from the development has an easy way to exit to go south on Colorado Blvd and how any access would be handled into the development for traffic heading south on Colorado that would need to enter the development. All of this if not handled correctly would have a very negative impact on the neighborhood traffic where the streets are not designed to handle extra traffic and do not have sidewalks and are only blocks away from several schools where children and families are walking.

Finally the Private alleys would need to be addressed to ensure that this does not turn into a street that would adversely affect the neighborhood.

In summary my concerns are the following;

1. Address the Colorado, Leetsdale, Bayaud intersection to ensure safe and effective traffic control for Cars, Bikes and Pedestrians
2. Have a plan for the access to the new development without adding traffic to the streets in the hilltop neighborhood.
3. Ensure the Private alley adjacent to the property does not become a road that impacts the neighbors with homes on Albion.

Best Regards,

Tom & Jennie Coulthurst  
9 Albion Street  
Denver, CO 80220  
303-809-3224

**From:** [Barbara Nash](#)  
**To:** [Susman, Mary Beth - City Council](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#); [Barge, Abe M. - CPD Planning Services](#); [Susan Sweeney](#); [Sue Bollman](#)  
**Subject:** Opposition to 30-50 rezoning without site plans  
**Date:** Monday, March 28, 2016 11:44:36 PM

---

Dear Councilwoman Susman,

I am writing to express my fear that Denver Planning, Denver City Council and the developer of 30-50 South Colorado Blvd. will ignore the legitimate concerns expressed by the Hilltop community. I oppose the ambiguity of the G-RH-3 rezoning since thus far all I have heard are explanations about what can be done with this zoning. I have heard that traffic and pedestrian safety issues and project guest parking overflows into the neighborhood do not need to be addressed by the developer. There has been no consideration for adequate infrastructure of highways, streets, sidewalks and schools all of which are inadequate or maxed out to serve our community.

I fear that this project is most likely a short-term investment for the major investor whose primary profession is oil and gas. The G-RH-3 rezoning provides him a return on his investment making it easier to "flip" the property to someone else leaving the neighborhood at an even higher risk without any voice at all except through litigation, a terrible means to be heard.

I fear that the ambiguity of this rezoning will create a precedent for property owners on the west side of Colorado Blvd., who are already talking to real estate brokers quoting excessive land prices since higher density zoning may be permitted. Hilltop will be "boxed in" like Cherry Creek North is. Our community like many others have lost the opportunity for project design review resulting in unacceptable transition and respect for the character of our neighborhood.

While you do your deliberations, please consider the livability of our neighborhoods, commercial and residential. As a member for three years of the original Cherry Creek Steering Committee, an ongoing community volunteer and a Denver Public Schools' administrator, I know the importance of thoughtful considerations and collaboration. Our decisions have a lasting impact on the quality of our lives.

Sincerely,

Barbara Nash

27 South Bellaire Street



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Lynn Selby](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** RE: proposed change in zoning for colorado blvd/hilltop property  
**Date:** Wednesday, March 23, 2016 8:33:34 AM

---

Thanks for caring. I'll send this one forward for the record as well, so that readers know that you are writing after the change. We had many letters before the change, so it is important to know which development request they are responding to.  
mb

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Lynn Selby [[lynnmselby@gmail.com](mailto:lynnmselby@gmail.com)]  
**Sent:** Wednesday, March 23, 2016 8:28 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** RE: proposed change in zoning for colorado blvd/hilltop property

Thank you, Ms. Susman,

Yes, I am aware of the changes – my husband attended the meeting at Graland. Certainly the proposed changes are for the better. However, while they are certainly more in keeping with the neighborhood (row houses, etc.), I think that the density/traffic issue remains a significant concern. The number of accidents coming in and out of Hilltop is already significant (they are notably frequent at 1<sup>st</sup> and 3<sup>rd</sup> at Colorado now.) Given the track record of neighborhoods like Crestmoor and Highland losing these debates, and the general feeling that developer money trumps the neighborhood in these decisions, I think that residents need to continue to be involved until the issue is resolved.

Thank you for keeping us informed.

Lynn Selby

---

**From:** Susman, Mary Beth - City Council [<mailto:MaryBeth.Susman@denvergov.org>]  
**Sent:** Wednesday, March 23, 2016 8:14 AM  
**To:** Lynn Martin Selby  
**Subject:** RE: proposed change in zoning for colorado blvd/hilltop property

Ms. Selby,

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council and planning board will see it.

Did you know that the application has changed to town homes instead of the multi-unit original request?

Best,

Mary Beth

**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Lynn Martin Selby [[lynnmselby@gmail.com](mailto:lynnmselby@gmail.com)]  
**Sent:** Tuesday, March 22, 2016 6:52 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** FW: proposed change in zoning for colorado blvd/hilltop property

Dear Ms. Susman,

I am writing as a Hilltop resident to oppose the proposed change in zoning of the property at 30-50 Colorado Blvd. This presents problems in terms of neighborhood stability, traffic congestion and safety. Hilltop overall is categorized by Blueprint Denver from significant changes in land use ("stable residential neighborhoods where no significant changes in land use are expected over the next twenty years. The goal is to maintain the character of these areas".) This one small plot of land on the corner is open to development, but should still protect the overall neighborhood's character. A large, high, overly dense housing development would go against this, as well as cause some difficult traffic and safety issues. It would add a driving hazard to the Leetsdale interaction directly south, unwanted density to the neighborhood, reduce property values, and add to the crazy traffic already expected by construction in Glendale and the old University Hospital site.

Please take a stand to oppose this development.

Sincerely,  
Lynn Selby

Lynn M Selby, Ph.D.  
Clinical Psychologist  
[lynnmselby@gmail.com](mailto:lynnmselby@gmail.com)

Public Comments Received on  
Revised G-RH-3 Application  
(3/11/16 to 5/19/16)

**From:** [Jim Meredith](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Cc:** [New, Wayne C. - City Council](#)  
**Subject:** Re: Proposed Rezoning - 30-50 S. Colorado Blvd., Application #20151-0051  
**Date:** Wednesday, March 30, 2016 8:08:45 PM

---

This message is in regard to the proposed rezoning at subject location and application.

As a resident in nearby Cherry Creek North, and a relatively frequent traveler through the Leetsdale Blvd and Colorado Blvd. intersection, I am concerned with the traffic implications resulting from the proposed redevelopment of this property. As a result, I am opposed to this action, based on the current architectural design shown in the proposal.

The intersection, and the uncontrolled access to northbound Colorado Blvd. from Leetsdale Blvd., is immediately to the south of the proposed ingress/egress to the proposed development. This northbound access is already hazardous, and the close proximity of the two will further increase the traffic hazards at this location. I profess to not being entirely familiar with the rezoning process and the staff report format, however, the staff report did not appear to address traffic impacts in this location. In fact, the Public Health, Safety and Welfare section states that "(b)ecause the proposed map amendment implements the City's plan, the proposed official map amendment furthers the public health, safety and general welfare of the City." This may be so from a citywide perspective, but not in a location-specific sense.

I understand that the Planning Board was to review this proposal today, and so have missed the comment period for that meeting. But I ask that it be considered in the upcoming **Neighborhoods and Planning Committee public meeting, and the City Council meeting.**

Thank you for the opportunity to provide comment on this matter.

JM

James Meredith  
139 Harrison Street  
Denver, CO 80206

29 March 2016

Denver Planning Board

Re: 30-50 South Colorado Boulevard – ReZoning Application

Dear Sir or Madam,

I am writing in response to the proposed rezoning of 30-50 South Colorado Boulevard. As way of background, I am a licensed architect and reside at 4530 East Cedar Avenue, approximately five blocks east of the subject property. My family, neighbors and I will be impacted by any development on this property.

For the past few months, I have been working with a group of my neighbors regarding the proposed rezoning of this parcel. As you know, initially the owner was proposing a change to G-MU-3, along with a proposal to develop a 105 unit apartment building. This was opposed by the neighbors and we appreciate the withdrawal of this proposal. Subsequent to their request made a couple of weeks ago to rezone to G-RH-3, we have been attempting to understand the implications of this latest proposal.

Generally, we support this proposal as we feel that the 16-22 Row Houses that our analysis shows would be possible, would make a reasonable transition between Colorado Boulevard and the single family residential uses in Hilltop. However this support is tempered by the refusal of the owner to share his plans with any of us. This evasive behavior, combined with a lack of clarity regarding what this zoning actually allows has reinforced some concerns of the neighborhood. Any proposal to build more than 22 units will be opposed by the neighborhood for safety reasons.

When reviewing this rezoning request, it is important to consider the unique aspects of this parcel. It is bordered by Colorado Blvd along the west: this divided State Highway allows limited access. It is bordered by the intersection of Colorado Blvd, Leetsdale and a one-way Bayaud Avenue along the south: this is an accident prone intersection during the best of times. Lastly, it is bordered by a private alley along the east: this alley is not maintained by the City and is only accessed from Ellsworth Avenue at the north end. Nearly all traffic to and from this parcel will need to be through the neighborhood. These streets are narrow, lack sidewalks and are within blocks of two elementary schools.

The Planning Board is aware of the six criteria it is charged with to evaluate rezoning requests. I would like to address several of these here:

1. Is the rezoning consistent with completed plans?
  - a. Blueprint Denver indicates this parcel as being in an “area of change”. It further proposes it as “Single Family Duplex”. This is defined as having 10-20

- units per acre. This parcel is just over one acre; therefore it would be inconsistent with Blueprint Denver to propose more than 20 units on it.
2. Does the rezoning **further** public health, safety and welfare?
    - a. Given the unique aspects of this parcel regarding access, the lack of sidewalks, its adjacency to a stable single family neighborhood, and its proximity to elementary schools; it would be **against** public health, safety and welfare to propose a density greater than Blueprint Denver's prescribed 10-20 units per acre. A final decision regarding public safety cannot be made without seeing the owner's plans for the parcel.
  3. Are there circumstances that justify the rezoning?
    - a. While we understand that it may not be feasible to build 9 single family houses as the current zoning would allow, it is not reasonable to build more than the 22 units that Blueprint Denver prescribes. A lack of understanding regarding zoning ordinance interpretation prevents further endorsement.
  4. Is the zoning consistent with the neighborhood context?
    - a. The neighborhood consists of stable single family residential uses. Any change from this is inconsistent with this context. However, we conclude that row houses may create a reasonable transition between Colorado Blvd and the adjacent single family uses.
  5. Does the rezoning align with the zone district's purpose and intent?
    - a. Part of the zoning ordinances' description of the G-RH -3 district is that "Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood". Therefore, low scaled row houses would align with this description.

We are confident that the Planning Board will understand the unique aspects of this parcel and will be as unable as we are to reach a factual conclusion on the above criteria without additional information. This information will include the number of units proposed as well as access to the site and must be shared with the neighborhood and the Board.

Thank you for your consideration.

Sincerely,

Tomas Hart AIA  
4530 East Cedar Avenue  
Denver, CO 80246  
303-388-9498  
[tomh@hartstudio.net](mailto:tomh@hartstudio.net)

CC: Mary Beth Susman, Susan Sweeney, Sue Bollman, Theresa Lucero, & other concerned neighbors

16 May 2016

Mary Beth Susman  
Councilwoman – District 5  
City and County of Denver

Re: 30-50 South Colorado Boulevard – Rezoning Application

Dear Mary Beth,

I am writing regarding the proposed rezoning of 30-50 South Colorado Boulevard. For the past few months, I have been working with a group of my neighbors regarding this proposal. As you know, the planning staff recommended approval of the requested rezoning of this parcel to G-RH-3, and the Planning Board has recommended approval as well. City Council will review the request next.

Generally, we support this proposal as we feel that the 16-20 Row Houses that our analysis shows would be possible, would make a reasonable transition between Colorado Boulevard and the single family residential uses in Hilltop. However this support is tempered by the refusal of the owner to share his plans with any of us. This evasive behavior, combined with a lack of clarity regarding what this zoning actually allows has reinforced some concerns of the neighborhood.

When reviewing this rezoning request, it is important to **consider the unique physical aspects of this parcel**. It is bordered by Colorado Blvd along the west: this divided State Highway allows limited access to the parcel and no on-street parking. It is bordered along the south by the intersection of Colorado Blvd, Leetsdale Avenue and a one-way Bayaud Avenue: this is an accident prone intersection during the best of times. Lastly, it is bordered by a **private** alley along the east: this alley is not maintained by the City, is shared by the residents on the west side of Albion Street, and has had limited historic use. Nearly all traffic to and from this parcel will need to be through our neighborhood.

We request that the City Council's evaluation considers the following issues:

1. **Blueprint Denver** indicates this parcel as being in an “area of change”. It further proposes it as “Single Family Duplex”. This is defined as having **10-20 units per acre**. This parcel is just over one acre; therefore **it would be inconsistent with Blueprint Denver to propose more than 20 units** on it. The number of units will drive a significant increase in traffic in our neighborhood.
2. **Access**: Due to the unique physical aspects of this parcel, **the neighbors are concerned that traffic will be directed onto adjacent streets**. These streets are

narrow, lack sidewalks and are within blocks of two elementary schools. The adjacent neighborhood is entirely a stable, single family neighborhood. We request that access to the parcel be evaluated.

3. **Parking:** The City Zoning Ordinance requires 1 parking space per unit for multi-family housing in G-RH-3 districts. While this may (or may not) be sufficient for the occupants, **due to its location the parcel is not adjacent to any street that would allow on-street guest parking.** Guests or overflow parking would by necessity be directed onto neighborhood streets directly behind the parcel unless **sufficient parking is provided on site.** We request that parking be evaluated.
4. **Public Health, Safety and Welfare:** Given the unique aspects of this parcel regarding access, the lack of sidewalks, its adjacency to a stable single family neighborhood, and its proximity to elementary schools; **it would be against public health, safety and welfare to propose more than Blueprint Denver's prescribed 10-20 units per acre.** A final decision regarding public safety cannot be made without seeing the owner's plans for the parcel that address the number of units, access and parking.

The neighborhood has consistently expressed these concerns regarding the development of this parcel and has not received any information from the owner to evaluate them. We are confident that the City Council will understand the unique aspects of this parcel and will be as unable as we are to reach a factual conclusion on the above issues without additional information. This information will include the number of units proposed as well as access to the site and must be shared with the neighborhood and the Council.

Thank you for your consideration.

Sincerely,

Tomas Hart AIA  
4530 East Cedar Avenue  
Denver, CO 80246  
303-388-9498  
[tomh@hartstudio.net](mailto:tomh@hartstudio.net)

CC: Susan Sweeney, Sue Bollman, Theresa Lucero, & other concerned neighbors



**From:** [Scott Froseth](#)  
**To:** [Susman, Mary Beth - City Council](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** Re: Concerns about the Church site @ 50 South Colorado Boulevard  
**Date:** Saturday, April 09, 2016 8:45:51 AM

---

Mary Beth -

I am the property owner of a home located at 3 S. Alboin Street which is within one block of the proposed rezoning and will state upfront that I am opposed to this action on a number of points which are outlined below. Please consider the following in addition to comments I submitted earlier. My wife and I purchased the home as it is located in a very single family neighborhood. This action is not in keeping with current land use patterns of a well-established single-family neighborhood.

1. The developer acquired the property knowing the current zoning of the site is E-SU-D, a single family-zoning district that does not allow for multi-unit residential uses. The property does have development value by remaining in its current zoning of single family. The developer should have considered existing zoning and perhaps conditioned the purchase of the property on a zoning change prior to acquisition of the former church site. Changing the zoning to allow for the profit of a corporation to make this change now has caused unneeded concern by adjacent property owners. I do note the community support seems to be in large from persons who are not immediately impacted, as we would be.
2. The staff report in consistency with Adopted Plans notes a few items, which I do not see as consistent and disagree, as they do not implement these plans for the city, and the neighborhood. For example Land Use Strategy 3-B, which states in part “infill development that is consistent with the character of the surrounding neighborhood.” The character of the neighborhood is single family, not multi-unit family. There is reference to “broadens the variety of compatible land uses.” Multi-unit development is not compatible with the single-family nature of the neighborhood. Legacies Strategy 3-A refers to increasing density and new uses in areas where it is desirable and can be accommodated. This is only considered desirable due to a developer's needs and wants, not what the neighborhood residents need or desire. As for accommodated - once the zoning is changed a great deal of accommodation can be made at the neighborhood's expense. Housing Objective 2 seeks to encourage preservation and modernization of Denver's existing housing stock and established neighborhoods. The change way too dramatic to preserve existing single family housing stock of Hilltop and introduces potential housing which is not in character with the single family nature of the immediate area.
3. By changing this site to G-RH-3 we will see more cut through traffic and more drivers looking for that all elusive shortcut to somewhere for some reason. The city streets in Hilltop were laid out for single-family development which encourage slower traffic speeds and encourages a walkable community. Communities can lose much of their “neighborhood feel” with more traffic from non-homeowners. Yes, these are public streets but more traffic volume can destroy the neighborly connectedness that makes Hilltop a connected neighborhood.
4. What will be developed on this site with a change in zoning? Uncertainty is scary. Large mass concrete building with inadequate parking? Balconies for all night parties? Vehicle owning residents who have little regard for pedestrians and bicyclists? The site

is best left in the E-SU-D District so development is compatible with surrounding land use. Or the developers with city assistance find a zoning district more suitable for transition between Colorado Boulevard and the interior single-family development.

5. Consider a small area plan (SAP) for Hilltop so requests for zoning changes fit. In reviewing plans on the city web site I noted that we are lumped in with Cherry Creek commercial area. Maybe it is time for a SAP for Hilltop as there is none to very little commercial activity on this side of Colorado Boulevard and is more residential. The SAP would provide long-range guidance on what changes should be considered.

I want to be clear, change is enviable. Some changes are good, while others such as the one being proposed are not good. I am sure you have heard from others why they are opposed to the change. The increase in traffic, the unknown of the future development, increase in population density in a single family neighborhood, concern with property values, safety, blocking views of the mountains and so on. Including the ones I have outlined above.

This is the wrong place and wrong time for changing the zoning.

Thank you,

Scott and Cori Froseth

On Fri, Feb 12, 2016 at 6:33 PM, Susman, Mary Beth - City Council

<[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)> wrote:

Mr. Froseth,

You bet. I'm forwarding to the planning office now so it can be part of the public record and all council and planning board will see it.

mb

**Mary Beth Susman**

Denver City Council | District 5

720.337.5555 Phone | 720.337.5559 Fax

[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Scott Froseth [[scott.froseth@gmail.com](mailto:scott.froseth@gmail.com)]

**Sent:** Friday, February 12, 2016 4:24 PM

**To:** Susman, Mary Beth - City Council

**Subject:** Fwd: Concerns about the Church site @ 50 South Colorado Boulevard

Mary Beth -

Hope all is well and you're getting to enjoy a little of this wonderful weather we are having. I wanted to make sure my email / letter was submitted for public record as I heard if it wasn't before 1/26 it was included. Please consider this letter from me and my wife Cori.

I would also like to add more concerns (in addition to the two below):

- **Pet Relief:** As I suspect people in this apartment will not want to cross Colorado to Burns Park for animal relief they will look for nearby green space. My lawn is catty corner from the alley (on the Elsworth side). After living a large apartment downtown I anticipate this to be quite the annoyance to me, not to mention yard damage. How does the developer plan to deal with this?
- **Parking / garage access:** I can only imagine the street parking situation is going to explode, this gets to my safety concerns. And given the labor to construct this, I also suspect the parking issues will start during construction.

Thank you,

Scott & Cori Froseth

----- Forwarded message -----

From: **Scott Froseth** <[scott.froseth@gmail.com](mailto:scott.froseth@gmail.com)>

Date: Mon, Nov 30, 2015 at 8:04 PM

Subject: Concerns about the Church site @ 50 South Colorado Boulevard

To: [marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org), [jmccormick@helminvest.com](mailto:jmccormick@helminvest.com), [sfs374@comcast.net](mailto:sfs374@comcast.net)

Susan, Jay and Mary Beth -

I guessing you've gotten a number of emails related to this building site but I am writing to express my concerns about the development about the church site at 50 South Colorado Boulevard. I am the owner of 3 Albion St. (corner of Albion and Elsworth).

I know from talking to the owners of 1 Albion St. that they have sold their lot to the developers. I've also heard the developer is trying to zone the building site for a higher density multi-unit apartment building (~100 units, 40 feet high (4 stories)).

There are couple reasons I have concern with this plan (outside of property values and blocking our views of the mountains):

- 1) **Doesn't fit the Hilltop neighborhood:** The reason I recently (March 2015) purchased in the Hilltop neighborhood is there are not buildings like this. The Hilltop neighborhood is a family neighborhood.
- 2) **Safety:** Being the father of a infant and owner of a dog, I have great concern for the volume of traffic this will add to the nearby streets. I've heard from the traffic study this might but 1,000 more trips in/out of the area a day. Just last week there was already a large accident on Colorado in front of this site that involved multiple overturned cars.

I know the construction defect laws has condo construction in Denver in recent years, but I've also read a recent city ordinance was passed to help promote condo construction. My preference would be for single-family construction (homes, condos or duplexes) over and temporary / rental residents.

Happy to talk further but I wanted to make sure to voice my concerns.

Thank you,

Scott Froseth

March 28, 2016

To: Denver Planning Board  
From: Hilltop Civic Association  
Re: Rezoning Application 30-50 South Colorado Blvd

---

Denver Planning Board:

Members of the Hilltop community have been attempting to analyze the application to rezone 30-50 South Colorado Blvd to G-RH-3. The Hilltop Civic Association, in collaboration with the individual members of our community, has reached these conclusions:

#### General Support for Row Housing - Given What Little We Know

We have concluded that the building forms in G-RH-3, including urban house, detached accessory dwelling unit, garden court, and row house are, generally, appropriate for the property and may create a reasonable transition (at an appropriate height) between Colorado Blvd and the single-family residential uses in Hilltop to the east. We recognize that the area is designated in Blueprint Denver as an area of change, and we do not expect the single-family residential zoning to persist. Further, we recognize that the landowner has been communicative until filing the G-RH-3 application.

#### What We Don't Know

However, our generally favorable disposition for G-RH-3 is limited because the owner of the property now refuses to share with us any information about his plans — the arrangement of the units, the number of units he contemplates building on the site, parking, and how residents and guests will access the site. The rezoning process does not require this information but, as neighbors directly affected by this development, it's important that we can anticipate the impact of the rezoning.

The number of residential units that may be built on the property and the access locations taken together will drive every other topic that the neighborhood cares about — traffic, parking, pedestrian safety, vehicle safety, and community character/ compatibility. These questions are made more acute by the fact that the property is bordered by Bayaud (a street that is extremely narrow), by a private alley rather than a public right-of-way, and by the intersection of Bayaud, Leetsdale and Colorado, an intersection that is challenging at best.

The Planning Board has a fact-finding responsibility and is charged with considering whether the rezoning satisfies these questions:

1. Is the rezoning consistent with completed plans?
2. Does the rezoning further public health, safety and welfare?
3. Are there circumstances that justify the rezoning?
4. Is the rezoning consistent with the neighborhood context?
5. Does the rezoning align with the zone district's purpose and intent?
6. Would it result in consistent regulations for each property with the same zoning designation citywide?

We are confident that the Planning Board will be as unable as we are to reach a factual conclusion on items 2, 3, and 4 without additional information - how many units, and where do they take access given the private alley, Bayaud (which is, in effect, another alley) and the Bayaud/ Leetsdale/ Colorado intersection?

With respect to the rezoning process generally, we know that the new form-based code is in its infancy and that the Planning Board and City Council have supported code changes when faced with the need for amendments. Knowing that some property owners will provide only what is required, we ask that the CPD staff, Planning Board, and City Council consider raising the bar by requiring rezoning applicants to provide the detail necessary to make a well-informed rezoning decision.

With respect to this specific application, we ask that the Planning Board direct the property owner to provide the information necessary to reach a reasonable and objective conclusion to the six questions above. In light of the absence of this information, and of any process that would require the landowner to provide it, and of any possibility of meaningfully assessing the application without it, we oppose the rezoning application.