

From: [maeve.mcgrath](mailto:maeve.mcgrath@me.com)
To: info@denverhilltop.com
Subject: 30 - 50 South Colorado development project zone change request
Date: Saturday, July 23, 2016 4:14:32 PM

Dear Denver City Council Members:

I have heretofore been opposed to a zone change on the subject property.

I would like to go on record as being in favor of a change to G-RH-3 zoning for the 30 - 50 South Colorado Boulevard development, **if the Council limits the development to 20-24 units.** This is commensurate with the resolution reached by the Crestmoor neighborhood development project.

Sincerely,
Maeve McGrath
12 Albion Street, Denver, CO 80220

maevemcgrath@me.com

303.881.6663 cell

Maeve McGrath

maevemcgrath@me.com

303.881.6663 cell

From: [Steve Chambers](#)
To: info@denverhilltop.com
Subject: 30-50 Colorado Blvd project - City Council Letter
Date: Saturday, July 23, 2016 3:19:31 PM
Attachments: [30-50 Colorado Blvd project - City Council Letter.docx](#)

Cranmer Park / Hilltop Civic Association,

Please find the attached letter reflecting my opposition to the proposed application for rezoning of the [30-50 Colorado Blvd](#) project. The developers hopes for zoning such high density housing at this location is unbelievable considering the current issues that exist at this location - traffic, accidents - as well as being totally out of character with the surrounding neighborhood of Hilltop.

I hope our City Council will see the foolishness of this proposal and only consider the lowest density possible for this 1 acre site and its future development.

Sincerely,

Steve Chambers

Steve Chambers, Revelstoke Area Manager / Ski Guide
CMH Heli-Skiing & Summer Adventures
4101 E Ellsworth Avenue, Denver, CO USA 80246
C: 310-717-8372 | **T:** 250-837-9344
#cmhheli | cmhski.com | cmhsummer.com

WHERE IS YOUR ADVENTURE »

[Just North of Amazing »](#)

Check out CMH Revelstoke: <https://youtu.be/LavIepO5JXw>

From: [Merrill Yale](#)
To: info@denverhilltop.com
Subject: 30-50 s colo blvd rezoning
Date: Saturday, July 23, 2016 12:31:59 PM

I vote against the rezoning

Merrill Yale
60 S. Eudora Street
Denver, CO 80246
PH: 303 355 4060
FX: 303 321 5547
merrillyale@comcast.net

From: [Elizabeth Metz](#)
To: [Espinoza, Rafael G. - City Council](#); [Flynn, Kevin J. - City Council](#); [Lopez, Paul D. - City Council Dist #3](#); [Black, Kendra A. - City Council](#); [Susman, Mary Beth - City Council](#); [paul.kashman@denvergov.org](#); [Clark, Jolon M. - City Council](#); [Herndon, Christopher J. - City Council District 8](#); [Brooks, Albus - City Council District 9](#); [New, Wayne C. - City Council](#); [Gilmore, Stacie M. - City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)
Cc: [info@denverhilltop.com](#); ["Sue Bollman"](#)
Subject: 30-50 South Colorado Blvd.
Date: Thursday, July 21, 2016 6:35:43 PM

Hi All,

As a Hilltop resident, I am strongly opposed to the proposed re-development at 30-50 South Colorado as it stands. The neighborhood has agreed to support a variance allowing 20-24 units on the site. The developers are proposing an additional 30 units which is far denser than what is desired by the neighborhood. Colorado Blvd. is a traffic nightmare for cars and pedestrians alike. Growth for the sake of growth ultimately lowers the value of a neighborhood, as Blueprint Denver clearly spells out.

Denver has a great Blueprint and it should be followed. Future growth needs to be managed from a holistic standpoint, which includes traffic and neighborhood input.

Elizabeth Metz, AIA

ELIZABETH METZ ARCHITECT, P.C.

From: [janet Grant](#)
To: info@denverhilltop.com
Subject: Church site development
Date: Thursday, July 21, 2016 6:36:20 PM

I vigorously oppose the development of the CO Blvd church site and support the Hilltop Association's study and research.

Janet Grant
45 South Cherry St

Sent from my iPhone

From: [Dan Kenda](#)
To: info@denverhilltop.com
Subject: Church Site Zoning
Date: Sunday, July 24, 2016 10:11:41 PM

I vehemently oppose the changing of the zoning for the church site project on Colorado Blvd.
Please count this email as a vote in opposition.

Sincerely,

Daniel A. Kenda
390 Bellaire St.
Denver, CO 80220

Sent from my Verizon, Samsung Galaxy smartphone

From: [Kline, Genevieve M. - City Council](#)
To: [Hopson, Renae - City Council](#)
Subject: FW:
Date: Monday, July 25, 2016 3:57:10 PM
Attachments: [Please oppose the 40 unit density for Colorado Boulevard project.msg](#)
[Church Site Zoning.msg](#)
[The Colorado development.msg](#)
[Re Rezoning Proposal for the Property at 30-50 S Colorado Blvd..msg](#)
[Re Rezoning Proposal for the Property at 30-50 S Colorado Blvd. \(approximately 1 acre\).msg](#)
[Reasoning of 30-50 S Colorado Blvd.msg](#)
[Rezoning request for the property at 30-50 S. Colorado Boulevard.msg](#)
[Rezoning the Church Project.msg](#)
[Opposed to 30-50 S. Colorado rezoning.msg](#)
[Opposition to Rezoning request for 30-50 S Colorado Blvd..msg](#)
[opposition to rezoning.msg](#)
[30 - 50 South Colorado development project zone change request.msg](#)
[rezoning of 30-50 S. Colorado Blvd.msg](#)
[30-50 Colorado Blvd project - City Council Letter.msg](#)
[FW 30-50 South Colorado Blvd..msg](#)
[30-50 s colo blvd rezoning.msg](#)
[Opposition.msg](#)
[I oppose the proposed property development at 30 S. Colorado Blvd..msg](#)
[South Colorado.msg](#)
[FW opposition to rezoning of 30-50 S. Colorado.msg](#)
[Oppose rezoning of 30-50 Colorado church property.msg](#)
[Fwd IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLDV.msg](#)
[Opposition to Colorado Church Redevelopment Project.msg](#)
[30-50 South Colorado Blvd..msg](#)
[NO on 30-50 Colorado Re-zoning.msg](#)
[Opposition to rezoning request at 30-50 South Colorado Boulevard .msg](#)
[IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLDV.msg](#)
[Rezoning survey.msg](#)
[Re IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLDV.msg](#)
[Church site development.msg](#)
[30-50 South Colorado Blvd..msg](#)
[OPPOSED to Rezoning of 30-50 S. Colorado Blvd.msg](#)
[Fwd proposed zoning for building 40 units at 30 Colorado Blvd..msg](#)

Thank you Renae!!

Genny Kline | Aide to Councilwoman Mary Beth Susman
City Council – Council District 5 | City and County of Denver
720.337.5558 Phone | 720.337.5555 Office
genevieve.kline@denvergov.org

From: jambourse@comcast.net [mailto:jambourse@comcast.net]
Sent: Monday, July 25, 2016 3:49 PM
To: Kline, Genevieve M. - City Council <Genevieve.Kline@denvergov.org>
Subject: Fwd:

let me know if these all come through!
thanks,
Jay

From: [John/Annie Piper](mailto:John/Annie.Piper)
To: info@denverhilltop.com
Subject: FW: 30-50 South Colorado Blvd.
Date: Saturday, July 23, 2016 1:44:17 PM

Jenny just wrote about a prior problem with this email address. I'm forwarding this just in case it wasn't received yesterday!

Annie

From: pip4nate@msn.com
To: rafael.espinoza@denvergov.org; kevin.flynn@denvergov.org; paul.lopez@denvergov.org; kendra.black@denvergov.org; marybeth.susman@denvergov.org; paul.kashmann@denvergov.org; jolon.clark@denvergov.org; christopher.herndon@denvergov.org; albus.brooks@denvergov.org; wayne.new@denvergov.org; stacie.gilmore@denvergov.org; kniechatlarge@denvergov.org; ortegaatl原因@denvergov.org
CC: info@denverhilltop.com
Subject: 30-50 South Colorado Blvd.
Date: Fri, 22 Jul 2016 09:09:20 -0600

Dear Members of the Denver City Council,

We are writing to oppose the proposed rezoning of the property at 30-50 South Colorado Boulevard. We have learned that the developer wishes to place 40 residential units on the site, and we feel that -- due to traffic safety and density concerns as well as concerns about compatibility with the surrounding neighborhood -- no more than 24 units should be approved for that location.

We ask that you please reject this rezoning request and require that the number of units on the site be limited to 24 or fewer.

Thank you so much for your consideration.

Sincerely,
Annie and John Piper
50 South Dahlia Street
Denver CO 80246

From: [Lynn Selby](#)
To: info@denverhilltop.com
Subject: FW: opposition to rezoning of 30-50 S. Colorado
Date: Friday, July 22, 2016 11:58:39 AM

I am a Hilltop resident (350 Bellaire) writing to note my opposition to the rezoning of 30-50 S. Colorado, given the recent change in the proposal of the developer from 25 to 50 units. Copied below is my letter to all the city Council. Please count my vote.

Sincerely,
Lynn Selby

Dear City Council Member,

I am a Hilltop resident, writing to oppose the proposed zoning change of 30-50 S. Colorado Blvd for the following reasons:

- **BluePrint Denver:** While redevelopment of this property is appropriate, BluePrint Denver recognizes Hilltop as an “area of stability” where no significant changes in land use are expected and the goal is to maintain their character. While redevelopment of the property at 30-50 S. Colorado is appropriate, it does not appear that the developers current plans are appropriate to these criteria.
- **Traffic and Safety:** This property sits in an unusually busy location on Colorado Blvd, with significant traffic flow problems and high accident frequency at Leetsdale, 1st and 3rd. No traffic studies appear to have been done, and no consideration made of the increased traffic accompanying the developments at 9th and Colorado and Glendale. An additional 50 units (100 cars?) plus and absence of visitor parking would be a safety and traffic issue. Additionally, the property is flanked on the south by a private single lane, not a public road, and all additional traffic and parking needs would be forced into the residential block behind it.
- **Density:** Looking at similar projects, the much debated and highly unpopular Crestmoor development has a density of approximately 25 units per acre. The current proposal from the developer is twice that, despite the fact that traffic and access problems are much worse on Colorado Blvd than the Crestmoor site.
- **Appropriate representation:** It is the job of the city council to represent the citizens of Denver, and to make it clear that developer pressure and money does not trump the concerns of stable neighborhoods. Unfortunately, recent neighborhood debates such as those in Crestmoor and Highlands have resulted in considerable concern and attention on this very issue. This is an opportunity for the council to show such representation.
- **Failure of negotiation in good faith.** The initial compromise with this developer was presented as a move to G-RH-3 zoning with 18-25 Row houses with above ground parking. Now the current, and unwillingly disclosed plan is 50 plus with underground parking that feeds into Colorado Blvd. Given this apparent “bait and switch”, the ability of the neighborhood, and hopefully the city council, to trust the developers’ on intention and follow through are diminished.

Sincerely,
Lynn M. Selby

Lynn M Selby, Ph.D.
Clinical Psychologist
lynnmselby@gmail.com

Lynn M Selby, Ph.D.
Clinical Psychologist
lynnmselby@gmail.com

From: [Jenny Brinen](#)
To: [Bill Bivens](#); info@denverhilltop.com
Subject: Fwd: IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLVD
Date: Friday, July 22, 2016 10:31:55 AM

Bill,

At your request, I am forwarding your note to the CP/HCA.
Thank you for your input!!

Jenny Brinen

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

From: **Bill Bivens** <bill@gibraltarpropmgmt.com>
Date: Fri, Jul 22, 2016 at 9:52 AM
Subject: RE: IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLVD
To: Jenny Brinen <jennybrinen@gmail.com>

Jenny, I tried the link in the previous email, but it bounced back.

So could you please forward my thoughts.

Please use responsible and respective development that insures safety and well thought out plans for Colorado Blvd and for the surrounding neighborhood which is single family residents and several schools.

I believe the 20-25 units for that sight as proposed by the Hilltop neighborhood is a workable compromise that gives more than what current zoning allows and gives developers and the City enough to chew on without compromising the Neighborhood and or safety on Colorado Blvd, more than it already is.

Thanks Bill Bivens – 2 S. Birch Street

From: Jenny Brinen [mailto:jennybrinen@gmail.com]
Sent: Thursday, July 21, 2016 6:18 PM
To: Cc: 'Sue Bollman' <sweetsuebee@icloud.com>
Subject: IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLDV

Hilltop Neighbors,

We apologize for any confusion the sending of a survey, by the Cranmer Park / Hilltop Civic Association (CP/HCA), using **Survey Monkey**, may have caused. We have heard from some of you that you did **not** receive the survey and should have.

If you still want to voice your opposition to the church site project, email info@denverhilltop.com. Your e/mail will go directly to the CP/HCA board and the board president says he will count all responses.

We want **both** the Hilltop homeowners association and each of our City Council Members to be aware of our position in advance of Monday's meeting!

As always, thank you for your support!

Jenny Brinen

Secretary, Concerned Hilltop Neighbor

From: [Susan Bickert](#)
To: [Cramner Park/Hilltop Ciic Association](#)
Subject: Fwd: proposed zoning for building 40 units at 30 Colorado Blvd.
Date: Thursday, July 21, 2016 9:31:30 AM

I could not get a questionnaire so sent this off. Sue Bickert

Begin forwarded message:

From: Susan Bickert <esbick@aol.com>
Subject: proposed zoning for building 40 units at 30 Colorado Blvd.
Date: July 21, 2016 9:27:48 AM MDT
To: theresa.lucero@denvergov.org

I oppose this new development completely. There is no need to change the zoning in a residential neighborhood. One of the main attractions of Denver as a city compared to other cities in the U.S. is the close proximity of residential neighborhoods with yards in close proximity to down town. As a past realtor I am very aware of these assets. Everything does not have to be bigger and more of to be better. Every corner does not have to be a new development. Think of something new to enhance the city. How about more open space rather than less. Thank you.

E. Susan Bickert
395 Dexter Street
Denver, Co

From: [Joann Cole](#)
To: info@denverhilltop.com
Subject: I oppose the proposed property development at 30 S. Colorado Blvd.
Date: Friday, July 22, 2016 6:30:52 PM

There is not enough info. now and as described will be too dense for this piece of land. It will cause too much traffic and make access to the neighborhood hazardous and difficult. Thank you.

Joann Cole

From: [susan murphy](#)
To: info@denverhilltop.com
Subject: IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLDV
Date: Thursday, July 21, 2016 7:02:13 PM

WE vote NO to Mr. Sheridan's proposal. We support the proposal of zoning for a max of 24 units as described by the neighborhood associations.

Susan Murphy

Don Murphy

333 Dexter ST.

Denver co 80220

Ps you link to this email address sends the email to the undeliverable address of info@dinverhilltop.com .

From: [Sheila Pitto](#)
To: info@denverhilltop.com
Subject: NO on 30-50 Colorado Re-zoning
Date: Friday, July 22, 2016 6:39:13 AM

To Whom it may Concern:

Just want to be counted as one of the many in the Hilltop neighborhood that will be affected by the planned rezoning and development of 30-50 Colorado--I am OPPOSED to this as it is currently being presented by the developers. I am in favor of the proposal to the developers by the neighborhood voices of 20-24 units.

Thank you,

Sheila Pitto
55 S. Ash St.

From: [Sean Marrin](#)
To: [Espinoza, Rafael G. - City Council](#); [Flynn, Kevin J. - City Council](#); [Lopez, Paul D. - City Council Dist #3](#); [Black, Kendra A. - City Council](#); [Susman, Mary Beth - City Council](#); [paul.kashman@denvergov.org](#); [Clark, Jolon M. - City Council](#); [Herndon, Christopher J. - City Council District 8](#); [Brooks, Albus - City Council District 9](#); [New, Wayne C. - City Council](#); [Gilmore, Stacie M. - City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [info@denverhilltop.com](#); [Sue Bollman](#); [Jenny Brinen](#)
Subject: Oppose rezoning of 30-50 Colorado church property
Date: Friday, July 22, 2016 11:45:35 AM

Good morning City Council,

My name is Sean Marrin and I live at 27 S Ash St. with my wife and two small girls. We have been against the rezoning of the above Church property from the beginning and continue to be so. I was at the first meeting with the developers and it seems like they have been against working with the neighborhood from the start.

I am fine with redeveloping the site within reason but, with the location on the extremely busy intersection at Colorado and Leetsdale we cannot increase the density of which they want to build. In addition, the small almost frontage road of Bayaud going west cannot support the increased traffic either. We know what will happen if anything more than 20-24 garden level homes are built, the surrounding neighborhood will now be the traffic shortcuts around Colorado Blvd.

Please oppose this rezoning request until the developers reduce the density and give the respect to the neighborhood by showing drawings of their intentions.

Thank you for your time today.

Sean and Erinn Marrin
27 S Ash St (behind the property)
303-884-0828 cell.

Sent from my iPhone

From: [Tyler Johansson](#)
To: info@denverhilltop.com
Cc: [Maris Johansson](#)
Subject: Opposed to 30-50 S. Colorado rezoning
Date: Saturday, July 23, 2016 4:49:11 PM

Dear Cranmer Park/Hilltop Civic Association,,

My wife Maris and I are neighbors immediately east of and adjacent to the property at 30-50 S. Colorado Boulevard. I spoke publicly against the developer's rezoning request at the May 23rd City Council meeting as we strongly believe that the developers' high-density vision for the site would end up jeopardizing the health, safety, and welfare of citizens living at the new site, living adjacent to it, and traveling near it along Colorado Boulevard, Bayaud, and Leetsdale.

The infrastructure and layout of the area surrounding 30-50 S. Colorado is simply unable to support the level of density and traffic the developers envision. This includes the private alley east of the property that the developers and we, along with our fellow S. Albion neighbors, share. The prescriptive easement established by the church traffic patterns over a period of 18+ years legally limits the type of use and volume of traffic allowable on the alley; a high-density project surely violates the alley neighbors' property rights. Moreover, the property is only accessible from Colorado Boulevard heading north, with no speed-change lanes. Finally, at today's traffic levels, car accidents occur at the intersection of Bayaud and Leetsdale at least once per week. Adding 50+ cars to this fraught intersection is a dangerous idea.

At the May 23 meeting, City Council tabled the zoning request with the request that the developers and the neighborhood get together to work out a compromise. At the time, the developers would not share any project specifics with City Council other than a rough guess that they would build 30-50 units on the site. In our subsequent negotiations, the developers now state that they want to build 54 units.

The high-density project that the developers have in mind also does not meet the requirement for context and conformity to the existing code. We have supported the change to G-RH-3 zoning with the understanding that a development of 20-24 units/acre is acceptable. This number was reached by combining the recommendation of Blueprint Denver (of 10-20 units per acre) and recognizing the density being built on the Crestmoor Park/ Gilead Church development (a project very similar to ours in many ways).

The Crestmoor/Gilead project is developing 65 units on 2 ¾ acres with 2 parking spaces per unit. It allows 24-25 units per acre. 30-50 S. Colorado is a 1.05-acre site so we feel that 24 units would be the most appropriate number allowed. Let us note that the Crestmoor neighbors still do not want even this much density. Even so, we are willing to agree to a maximum of 24 units for the Colorado Blvd site. The Hilltop neighbors and Maris and I are 100% in support of smart development that balances the need for more accessing to housing with the need for public safety in our areas of change.

In advance of the final decision this coming Monday, July 25 I want to once again reiterate our position against the rezoning request and ask that you please consider formally doing the same at Monday's meeting. Thank you for your consideration.

Sincerely,

Tyler and Maris Johansson
11 S. Albion St., Denver, CO 80246

--

Tyler Johansson | e: tyler.johansson@gmail.com | ph: 720.313.3474

From: [Jenny Brinen](#)
To: info@denverhilltop.com
Subject: OPPOSED to Rezoning of 30-50 S. Colorado Blvd
Date: Thursday, July 21, 2016 6:16:05 PM

To All Members of the Cranmer Park / Hilltop Civic Association Board,

We steadfastly OPPOSE the rezoning request by developers for the 30-50 S. Colorado Boulevard property.

Explanation and justification for our position is, I think, well known.

Please count this "vote" in your tally of Hilltop neighbors' positions.

Thank you,

Jenny & Jeff Brinen
46 S. Albion Street
Tel: 303.905.6807
E/mail: jennybrinen@gmail.com

From: [Betsy](#)
To: info@denverhilltop.com
Subject: Opposition to Colorado Church Redevelopment Project
Date: Friday, July 22, 2016 10:25:05 AM

Hello- my husband and I are out of the country but wanted to express our firm opposition to the proposed redevelopment of the church property on Colorado Blvd. as proposed by the developers.

Thank you

John and Betsy Wills
20 South Cherry Street
Denver, CO 80246

From: [Peter Conroy](#)
To: info@denverhilltop.com
Subject: Opposition to rezoning request at 30-50 South Colorado Boulevard
Date: Thursday, July 21, 2016 7:35:53 PM

Dear Sirs,

As a resident of the Hilltop neighborhood for over 25 years, the thought of making two of the most dangerous intersections in Denver (Colorado Blvd. and Bayaud Street) and Colorado and First Avenue) more treacherous by cramming 50+ housing units on the property at 30-50 Colorado Boulevard is reckless and should not be approved.

In addition to the obvious problems it creates for Hilltop homeowners (i.e., increased congestion, more crime, etc.) it would undoubtedly result in more traffic accidents on South Colorado Boulevard.

Please do not allow any developer to max out the vacated property at 30-50 South Colorado Boulevard at the expense of Hilltop homeowners and Denver residents who travel regularly on South Colorado Boulevard between First Avenue and Bayaud Avenue.

Thank you for considering the interests of Denver residents on this important issue and denying the rezoning request for as many as 84 units on the property at 30-50 South Colorado Boulevard.

Pete Conroy
40 Albion Street
Denver, Colorado 80220

From: [Rebecca Thomas](#)
To: info@denverhilltop.com
Subject: Opposition to Rezoning request for 30-50 S Colorado Blvd.
Date: Saturday, July 23, 2016 4:39:37 PM

Rebecca and Jeremy Thomas
25 Albion St Denver CO 80220
beccamthomas@hotmail.com

Denver City Council Members
City and County Building
1437 Bannock Street
Room 451
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Rebecca and Jeremy Thomas

From: [Lisa Barbeau](#)
To: info@denverhilltop.com
Subject: opposition to rezoning
Date: Saturday, July 23, 2016 4:31:21 PM
Attachments: [facebook.jpg](#)
[linkedin.jpg](#)
[MSECacronymlogo.gif](#)
[MSEC-M-logo.gif](#)
[twitter.jpg](#)
[youtube.jpg](#)

Lisa Barbeau
262 Albion Street Denver, CO 80220
lbarbeau@msec.org

Denver City Council Members
City and County Building
1437 Bannock Street
Room 451
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

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I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We/I ask you to strongly **oppose** this request for rezoning.

Kind regards
Lisa Barbeau

Lisa Barbeau, M.S., PHR
Consultant, Organizational Development and Learning
Direct: 303.223.5423 | Mobile: 303.829.8174

1799 Pennsylvania Street, Denver CO 80203

Toll Free: 800.884.1328 | Office: 303.839.5177 | MSEC.org



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From: [Sue Bollman](#)
To: info@denverhilltop.com
Subject: Opposition
Date: Saturday, July 23, 2016 12:02:40 PM

We are opposed to the rezone game request.
Interesting how email address changes when touched in our email.

Sent from my iPad

From: [Jep Seman](#)
To: info@denverhilltop.com
Subject: Please oppose the 40 unit density for Colorado Boulevard project
Date: Monday, July 25, 2016 10:35:13 AM

Count me as opposed (but supportive of a 24-lot density).

Thank you,

Jep Seman
235 S Clermont Street
Denver, CO. 80246
720-377-0703

From: [Walter Cuculic](#)
To: [Jenny Brinen](#); info@denverhilltop.com
Cc: [Cc: "Sue Bollman"](#)
Subject: Re: IF YOU WANT TO VOTE on REZONING of 30-50 S. COLORADO BLDV
Date: Thursday, July 21, 2016 6:37:14 PM

Dear City Council and Hilltop Homeowners Association,

We live at 78 Albion St., Denver, CO 80220 and my wife and I oppose changing the Zoning for 30-50 S Colorado Blvd.

Thank you,

Walter Cuculic and Lisa Lemond

On Thu, Jul 21, 2016 at 5:17 PM, Jenny Brinen <jennybrinen@gmail.com> wrote:

Hilltop Neighbors,

We apologize for any confusion the sending of a survey, by the Cranmer Park / Hilltop Civic Association (CP/HCA), using **Survey Monkey**, may have caused. We have heard from some of you that you did **not** receive the survey and should have.

If you still want to voice your opposition to the church site project, email info@denverhilltop.com. Your e/mail will go directly to the CP/HCA board and the board president says he will count all responses.

We want **both** the Hilltop homeowners association and each of our City Council Members to be aware of our position in advance of Monday's meeting!

As always, thank you for your support!

Jenny Brinen
Secretary, Concerned Hilltop Neighbor

From: [Jennie](#)
To: info@denverhilltop.com
Subject: Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)
Date: Sunday, July 24, 2016 8:28:22 AM

Jennifer Coulthurst
9 Albion Street
Denver, CO 80220
Jennie@coulthurst.us

Denver City Council Members
City and County Building
[1437 Bannock Street](#)
[Room 451](#)
[Denver, CO 80202](#)

Re: Rezoning Proposal for the Property at [30-50 S Colorado Blvd.](#) (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting [on July 25, 2016](#), City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Jennifer Coulthurst

From: [Tom Coulthurst](#)
To: [info](#)
Subject: Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd.
Date: Sunday, July 24, 2016 11:47:47 AM

Denver City Council Members
City and County Building
1437 Bannock Street
Room 451
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Regards,
Tom Coulthurst
m: 303.809.3224
Sabre Hospitality Solutions

From: rbrts3836@aol.com
To: info@denverhilltop.com
Cc: [dence - City Council](#)
Subject: Reasoning of 30-50 S Colorado Blvd
Date: Saturday, July 23, 2016 8:58:43 PM

Dear City Council Members:

We understand at your meeting on July 25, 2016 City Council will consider the developer's rezoning request regarding the above property. As a member of the Hilltop neighborhood, we want to voice our OPPOSITION to any development on this property that EXCEEDS 24 UNITS. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

We believe it is important for City Council to support the REASONABLE efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to OPPOSE this request for rezoning.

Sincerely,

Bob and Mary Swope
104-Ash Street
Rbrts3836@aol.com

Sent from AOL Mobile Mail

From: [Dara Szyliowicz](#)
To: [Espinoza, Rafael G. - City Council](#); [Flynn, Kevin J. - City Council](#); [Lopez, Paul D. - City Council Dist #3](#); [Black, Kendra A. - City Council](#); [Susman, Mary Beth - City Council](#); [Clark, Jolon M. - City Council](#); [Herndon, Christopher J. - City Council District 8](#); [Brooks, Albus - City Council District 9](#); [New, Wayne C. - City Council](#); [Gillmore, Stacie M. - City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Kashmann, Paul J. - City Council](#); [info@denverhilltop.com](#)
Subject: rezoning of 30-50 S. Colorado Blvd
Date: Saturday, July 23, 2016 4:03:19 PM

Dara Szyliowicz

385 Clermont and 4021 E. 3rd Ave

dszyliowicz@pacific.edu

Denver City Council Members

City and County Building

1437 Bannock Street

Room 451

Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding t30-50 S. Colorado Blvd. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Dara Szyliowicz

Dara Szyliowicz
Eberhardt School of Business
University of the Pacific
3601 Pacific Ave.
Stockton, CA 95211
209-946-7633

From: [Yolande Anzelius](#)
To: info@denverhilltop.com
Subject: Rezoning request for the property at 30-50 S. Colorado Boulevard
Date: Saturday, July 23, 2016 8:56:44 PM

TO WHOM IT MAY CONCERN:

Regarding the rezoning request for the property at 30-50 S. Colorado Boulevard, I wish to express my strong opposition to this rezoning. I joined my voice to that of all the neighbors who are being victimized with this improper action in a *civilized* society.

Thank you for your prompt attention to this matter.

Respectfully yours,

Yolande Anzelius
ytca999@gmail.com

From: [CHANDRA ROSENTHAL](#)
To: info@denverhilltop.com
Subject: Rezoning survey
Date: Thursday, July 21, 2016 6:55:11 PM

>

> Hi there, we would like to be counted as neighbors OPPOSED to rezoning in order to construct condos in the church lot on the west side of hilltop. Thank you,

>

> Chandra & Gil Rosenthal

From: [Herb Jacobs](#)
To: info@denverhilltop.com
Subject: Rezoning the Church Project
Date: Saturday, July 23, 2016 6:48:13 PM

Denver City Council Members
City and County Building
1437 Bannock Street
Room 451
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,
Herbert L. Jacobs MD and Betty Jacobs
121 South Clermont St.
Denver, Colorado 80246

From: [Sue Anschutz-Rodgers](#)
To: sweetsuebee@icloud.com
Cc: info@denverhilltop.com
Subject: South Colorado
Date: Friday, July 22, 2016 3:58:46 PM

Sue –

I received a lot of information concerning the church property on South Colorado Boulevard, and understand that the Cranmer Park / Hilltop Civic Association has voted to oppose the rezoning. I wholeheartedly agree with that decision, and hope that is the decision of the City Council on Monday, July 25th.

Thank you for your hard work and endeavors in this matter.

Sincerely,

Sue Anschutz-Rodgers