

Hello. My name is Katie McCrimmon. I live at 200 S. Kearney St. and I am a representative of the Crestmoor Park Neighborhood. We are one of three RNOs in the Crestmoor neighborhood, which is the neighborhood immediately to the west of the Buckley Annex site.

Our neighborhood voted to oppose this inappropriate proposed zoning for <sup>at</sup> the Buckley Annex.

Before I share my remarks with you, I ~~want to read some~~ <sup>one of the other Crestmoor RNO leaders</sup> comments from ~~the leader of another one of the Crestmoor RNOs.~~ <sup>John Fischer, the leader of one of the other Crestmoor RNOs, who could not be</sup>

~~John Fischer could not be here tonight and asked me to share his remarks with you.~~ <sup>opposes this zoning change</sup>

Honorable Denver City Council Members:

I am John Fischer, President of Crestmoor Park Home Owners, Inc., First Filing, and I address you in that capacity as well as in my individual capacity as a Denver resident living in close proximity to Lowry and the Boulevard One development, and in each capacity, I urge you to deny the requested zoning because it does not fit the character of the overall development of Lowry, nor is it consistent with the surrounding neighborhoods.

I also addressed you in regard to the rezoning of 195 S. Monaco Parkway <sup>a couple of</sup> ~~several~~ weeks ago, and I feel compelled to clarify a few misunderstandings which might have played a role in the outcome of that hearing since these issues were raised by Council during deliberations, first being that many more residents of surrounding neighborhoods were opposed than in favor, as is the case here again; second that Crestmoor is in fact closer to the development than Hilltop, as is the case here again; third that Crestmoor is in fact contiguous to the development, and again here just across Monaco Boulevard from this development; and fourth, and critical

I want to ~~share~~ read

to the issues at hand, that we were in favor of limited development that was consistent with the character of the surrounding neighborhoods, and so here again are many representatives of the surrounding neighborhoods in favor of limited development but not over-development as proposed, and which the requested zoning would permit.


For almost one year I was a member of the Lowry Community Advisory Committee as the GDP for Boulevard One was developed. At each and every meeting, concerned nearby residents spoke articulately, thoughtfully and sometimes passionately about their concerns regarding density, resulting traffic and parking issues, and public health, safety and welfare issues, among others. Those opposed to the revised GDP outnumbered those in favor by a margin of, at a minimum, four to one. I became convinced during this time that the overall density was just too much for the site.

Back in the early 1970's when the Air Force was considering moving their Accounting and Finance Center to the Buckley Annex, they developed a comprehensive Environmental Statement in cooperation with City and State agencies, looking at traffic patterns, public transportation, access to the site and impacts on neighboring streets, air, noise and waste water pollution, and alternatives to reduce adverse environmental effects, among other issues, before moving forward. I am not aware of any such study for the proposed development at Boulevard One, which due to the character of the development has even greater environmental impacts. As well and very importantly, there is no form of convenient public transportation, nor is RTD planning light rail or mass transit for this area, and as far as I know not even a City comprehensive transportation plan, even though the development is expected to produce almost 10,000 new automobile trips per day.

By requesting and receiving C-MX-5 zoning, the LRA could deviate from previous commitments regarding setbacks, building heights and perhaps even density, instead of requesting zoning that is appropriate for the site, the overall project, and what has been essentially promised.

I respectfully ask that you deny the requested zoning in consideration of the above.

John P. Fischer, Esq.  
[crestmoor@neli.org](mailto:crestmoor@neli.org)



Now I will continue with my remarks.

We in Crestmoor stand with our neighbors in Lowry, Winston Downs and throughout East Denver in demanding zoning that fits our area. We are very concerned poor planning, dangerous traffic and high-density zoning appropriate for urban areas, not a quieter part of Denver.

We call on you to postpone this decision tonight. As you know, citizens across Denver are increasingly angry about high-density development. It is completely inappropriate for a lame-duck City Council to tackle a decision this big during the week of the Fourth of July holiday and just days before the new City Council will be seated.

If you choose to vote yes tonight and not to delay this decision, we will remember the choices you make. As public servants, I presume that you care about the legacy you leave behind.

You can choose to be like the great leaders in Denver's history: Mayor Speer who launched extensive efforts to beautify Denver and turn it into a world class city, George Cranmer who

built our spectacular park system and created Red Rocks and the Winter Park Ski area, Emily Griffith, a visionary who understood the value of education for people of all ages, Federico Pena, who imagined a great city and Wellington Webb, who added more than 100,000 new residents during his tenure, but did so in a careful and considered way without turning every quiet Denver neighborhood into a mecca for developers.

Voting on big decisions after the elections does not pass the sniff test. It's now how we do things in Denver.

You have a choice tonight. You can do the right thing and delay this hearing or you can make the wrong choice and once again do what the lobbyists tell you to do. Your decisions matter to us. We will have to live with the consequences for decades.