

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

Phone: 720-337-5555

Please cc. Susan Sweeney with Cranmer Park/ Hilltop Civic Association at sfs374@comcast.net.

Concerned Hilltop neighbors:

Megan Bee and Steve Chambers
Ed Nichols
Tyler and Maris Johansson
Tomas Hart
Pete Perry & Maeve McGrath
Cal Guth

Ken and Rebecca Gart
Sue and Milt Bollman
Barbara Nash
Jeff and Jenny Brinen
Char and Mike Fuchs

Aerial rendering with Hilltop neighborhood in the background:



Turn from Leetsdale onto Colorado Blvd North

