

At the request of the Cranmer Park / Hilltop Neighborhood Association and Theresa Lucero in Denver Community Planning and Development, Steve Charbonneau met with a group of neighbors in an attempt to reach agreement on a proposed rezoning of the above properties.

Steve met with a group of neighbors from both RNO's and immediate neighbors. Following this meeting a workgroup of six people were chosen. They are: Wende Reoch (President of Cranmer Park – Hilltop Civic Association), Tom Hart (Zoning chair of CPHCA), Lise Uhrich (representing adjacent neighbors), John DeRungs (representing Crestmoor Park Neighborhood Association), Pete Casillas (representing Crestmoor Park Neighborhood Association), Anna DeWitt (representing the property owners requesting the rezoning), and Jason Lewiston (developer).

It should be noted that while the property falls within the Cranmer Park-Hilltop Civic Association; in a spirit of collaboration, CPHCA invited two members of the Crestmoor Park Neighborhood Association to participate in the workgroup.

The intent of the workgroup was to use mediation as a way to honestly and openly discuss with the owner and developer possible issues, concerns, and to ultimately look for a reasonable rezoning solution that both the owner/developer and the neighborhoods would find acceptable; probably with neither side getting all they'd like but finding a solution that was agreeable.

Density! This was the most vocalized concern, along with things that accompany any discussion of density; traffic, pedestrians, safety, parking, signalization, etc. We also discussed design and form, height, access, number of units, number of bedrooms, balconies, visual barriers, landscaping, affordability and garages.

We met twice. We agreed that any agreement or summary would be taken back to the appropriate decision making group(s) within the neighborhoods for their approval. If the neighborhood groups are agreeable, then the points listed below will be memorialized in the appropriate manner to ensure adherence on everyone's part.

We discussed:

1. If Cranmer Park-Hilltop Civic Association and Crestmoor Park Neighborhood Association will agree to not oppose, or to write a letter supporting the rezoning from E-MU-2.5 and E-SU-Dx to all E-MU-2.5 with one waiver, that of allowing a third story, compliant with CPD's requirement; the applicant will reduce the number of units downward from 27 to 23. While this does not necessarily resolve all the density concerns of everyone present, it does provide a compromise.
2. Decks. Rooftop decks above the third floor, have been designed in such a way and coordinated with the garage and proposed landscaping so as to eliminate any visual sight line to the neighbors across the alley.
3. Setbacks. The proposed rear setback is considerably larger than that required by the zoning ordinance. Specifically, the rear setback, from the property line along the alley to the back of the building, will be no less than 40 feet. Additionally, the front set-back will be no less than 20 feet, and side set-backs will be no less than 7.5 feet. The conditioned/indoor living space will not start until approximately 70' back from the rear property line.

4. The garages are on the property line and 15 feet in height. The back of the garages, the wall facing the alley, will be brick with possible designs to enhance the ally.
5. Parking. There will be thirty-six (36) parking spaces for the residents, which is more than the City's required parking spaces.
6. Additional landscaping in the form of 2-3 two-inch trees will be provided for each of the properties directly across the alley from the proposed development.
7. For the majority of the time construction is taking place, parking on-site will be provided for the workers. City requirements for construction will be met.
8. All lighting will be downward facing and not spill into adjacent property.
9. The proposed development will commit to establishing a HOA and will not allow short-term rentals.
10. Traffic. Any addition traffic and congestion at Cedar and Holly compounds existing safety concerns from speeding cars along Holly, and the poor sight lines that exist at that intersection.
11. Impact to property values was brought up as a concern. However, there was no agreement or consensus on this point.

Enforcement. Some of the points we discussed and agreed upon will be enforced through the City's requirements. There are other points which will need to be contained in specific covenants that are signed by the owner/developer and the registered neighborhood organization.

As of August 14th –

- The Cranmer Park – Hilltop Civic Association has voted at its zoning committee and at its board to not oppose the rezoning pending the approval of covenants that follow this mediation summary on the key points. The covenants will be signed by the owner/developer and the registered neighborhood organization which is the Cranmer Park / Hilltop Neighborhood Association.
- The immediate neighbors have voted to oppose the project based upon “density issues”.
- The Crestmoor Park Neighborhood Association opposed the rezoning based upon density, inadequate parking and danger to pedestrians.
- There was a suggestion from both the immediate neighbors and Crestmoor Park that they might support the rezoning if the density were very significantly reduced. This discussion didn't go anywhere.

Thank you,
Steve Charbonneau