



October 17, 2007

RE: Application 071-00039, 65-85 Broadway and 38-44 East First Avenue

Ms. Kelley and members of the Planning Board:

West Washington Park Neighborhood Association (WWPNA) would like to thank both the Planning Board and CPD for the recent improvements in the notification process for Planning Board actions. We have suggested improvements in the past and have been very encouraged to see the improvement in the notifications to the RNOs.

WWPNA borders this rezoning application. The WWPNA boundary includes Broadway and is shared with the Baker Historic Neighborhood. Our residents live in buildings on Broadway and residential homes on Lincoln, one block east of Broadway, share alley access with businesses on Broadway. Introduction of new zoning categories on Broadway directly impacts WWPNA and its residents.

Due to some of the recent changes on Broadway and prior to our knowledge of this rezoning application, members of WWPNA and Baker were contemplating discussions about Main Street Zoning for Broadway. In addition to the Alameda Station Plan, there are large changes underway on Broadway, including TOD developments by Cherokee and planned TOD developments of the Denver Design Center and the Broadway Marketplace. We appreciate that change will be coming to the Broadway Corridor and have been actively preparing for those future discussions so as to provide thoughtful and constructive input.

WWPNA first learned of this rezoning through the CPD notification on October 2nd. Prior to the formal notification by CPD, WWPNA had no awareness of this rezoning. We had not been contacted by the applicant and were completely surprised to learn that this application has been in the works for more than a year. While the Baker Neighborhood has been allowed a thorough and extensive process for input into this application, WWPNA has had none.

In fact, WWPNA has had no time to consider this application. As the first Main Street zoning on Broadway, we consider this decision to be precedent setting. WWPNA is not opposed to this necessarily, but we have not been afforded any time to reach out to our residents as the City encourages us to do, nor have we been able to study the issue, and provide thoughtful input.

Therefore, we are requesting a firm 4 week delay to be able to contact our residents and give this application and ramifications of Main Street the consideration it deserves. This request does not constitute an opposition to this rezoning application by WWPNA, about which WWPNA has no position at this time. However, we consider it a grave disservice for a directly impacted RNO not to have a meaningful opportunity to thoughtfully consider the ramifications of this application.

We invited Mr. Gengaro to a joint Zoning / Land Use and Transportation meeting on Monday, October 15th. There was a unanimous vote by all Zoning members and all Land Use and Transportation members to request a delay in this application to allow us the time to study this matter.

WWPNA respectfully requests this application be delayed for 4 weeks to consider the application.

Sincerely,

Charlie Busch
President, WWPNA

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