

John Sadwith's Comments before the Denver Planning Board on April 3, 2013

My name is John Sadwith and I am the President of the Crestmoor Park (2nd Filing) Homes Association. I am also authorized to speak for the Crestmoor Park Home Owners Inc., 1st Filing Association. Collectively, the two associations represent 586 homes. All homes within the neighborhoods are required to belong to the associations. The neighborhoods are located between 6th Ave Parkway on the north, Cedar Ave. on the south, Holy St. on the west and Monaco Parkway on the east.

I have lived in Crestmoor for 21 years. The neighborhood, built in the early 1950s, consists of single family homes, a combination of ranch and two story, on large lots. There are neither alleys nor, for the most part, sidewalks in Crestmoor. Our streets are wide by Denver standards with no curbing. Some of the streets curve. We have mature trees and landscaping. There are no stoplights and few stop signs within the neighborhood. On any given day there are numerous walkers and bikers, adults and children, utilizing our streets for walks around the neighborhood or for access to Crestmoor Park.

Crestmoor Park, a Denver City Park, encompasses a large part of our neighborhood. Its eastern boundary is Monaco Parkway and thus sits directly across Monaco from the Buckley Annex project. The park is utilized by both neighborhood families and organized sports teams. Every day you will find dog walkers, soccer, baseball, volleyball and tennis players, bike riders and church picnics.

Our neighborhood, unlike most Denver neighborhoods, has covenants, the most inviolate and cherished covenant being our front and side setbacks. The front setback is 30 feet and our side setback is 8 feet unlike the Denver side setback of 6 feet. No structures, walls or fences are, for the most part, permitted within the 30 foot front setback.

The result is that our neighborhood and our park enjoy expansive wide open views not found in most Denver neighborhoods. This unique feeling of openness, as you walk on our streets or in our park, is what makes our neighborhood and park special. We are reminded so often of Mayor Robert Speer's vision of Denver and, in particular, our parks. This is a vision that still resonates today and is held dear by all Denver residents.

Our neighborhood has submitted written comments along with survey results. The survey was conducted during the last few weeks. An astounding 46% of our homeowners who received the survey (approximately 400 homes of our 586 homes received the survey by e-mail) responded. I have addressed these results in my written submission of April 1, 2013. It would be fair to say that the vast majority of our residents had issues with the proposed GDP.

Please help us preserve the special nature of our neighborhood and our park by making a recommendation to further set back from Monaco the proposed 65 foot commercial/residential building that would sit on Lowry Blvd. near Monaco. The

rendering of this view from our park is telling as the 65 foot building juts up from behind 2 or 3 story townhouses along the eastern side on Monaco like a monolith. The openness of the east side of the park will be destroyed as this building, and its proximity to the park, will create a canyon effect changing the entire characteristic of that part of the park and thus the park itself. 65 foot buildings, if permitted, should be more central to the project and not near an edge that abuts open space, a park and single family residential homes.

I have addressed many other issues in my written submission including: density, traffic, parking, height, commercial, and Blueprint Denver. I won't repeat these concerns here but I do want to close with remarks about Blueprint Denver and its relationship to this project.

Our concern is that the edge, and thus the transition of the project to our park and neighborhood, is inconsistent with Blueprint Denver. We are not opposed to density but we believe density should be planned for the right place. Not all infill projects are necessarily the right place for density.

Please preserve the special nature of our neighborhood and park by recommending modifications to the GDP consistent with our, and the other surrounding neighborhood associations concerns. Thank you.

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