

Subject: CHUN letter RE: Golden Triangle Plan and Cheesman Park View

Date: Wednesday, April 15, 2020 at 8:11:24 AM Mountain Daylight Time

From: Capitol Hill United Neighborhoods, Inc.



A COLLABORATIVE THOUGHT PARTNER

Dear Neighbors,

In recent days, a number of you reached out concerning some reports about the Golden Triangle Neighborhood Plan and future development that may obstruct views of the Rocky Mountains from Cheesman Park. Below is CHUN's email sent early this morning to Denver Community Planning and Development, the Planning Board, and members of Denver City Council.

[VIEW THE GOLDEN TRIANGLE PLAN HERE](#)

[READ THE 2020 IMPLEMENTATION GUIDELINES HERE](#)

[COMPLETE A SURVEY HERE](#)

[HAVE MORE TO SAY? PUBLIC COMMENTS CAN BE MADE HERE](#)

During these difficult times, let's commit to being strategic thought-partners and stand ready to work collaboratively.

Wishing you safety and good health...

Travis

Travis Leiker, MPA

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chundenver.org

Preserving the past, improving the present, and planning for the future of Denver's greater Capitol Hill community.

----- Forwarded message -----

From: **Leiker, Travis** <travis.leiker@chundenver.org>

Date: Wed, Apr 15, 2020 at 6:46 AM

Subject: CHUN Letter RE: Golden Triangle and Cheesman Park Views

To: <planning.board@denvergov.org>, <planningservices@denvergov.org>, <landmark@denvergov.org>, <rezoning@denvergov.org>

Cc: Hinds, Chris - CC Member District 10 Denver City Council

<chris.hinds@denvergov.org>, <Deborah.ortega@denvergov.org>, Robin Kniech <kniechatlarge@denvergov.org>, <district9@denvergov.org>

Dear Colleagues at Denver Community Planning and Development:

Capitol Hill United Neighborhoods (CHUN) has received a number of inquiries in recent days concerning the proposed zoning/neighborhood plans for the Golden Triangle Neighborhood and the potential implications for other Denver neighborhoods—namely high-rise structures that may obstruct views of the Rocky Mountains from Cheesman Park.

CHUN is Denver's oldest, largest registered neighborhood organization (RNO). Our geographic boundaries are 22nd Avenue to 1st Avenue, and Colorado Boulevard to Broadway. More than 100,000 Denverites reside within these boundaries. Given the diversity and complexity of our ten neighborhoods, the issues we address are vast and varied. While the Golden Triangle Neighborhood does not fall within our geographic boundaries, we do monitor other neighborhood plans and how they may impact myriad communities. We take a comprehensive, long-term approach to addressing the city's most vexing

issues.

The organization has not formally weighed in on the Golden Triangle Neighborhood Plan. After some deliberation however, we feel it is important to reiterate our core organizational values. And in doing so, we encourage Community Planning and Development to take these into consideration as you shape the future of Denver's Golden Triangle and this plan.

CHUN believes in preserving historic assets. We are hopeful historic properties, like the Evans School for example, will serve as focal points in the neighborhood. Activating community through preservation and an acknowledgement of Denver's history is essential.

CHUN has invested in and actively supported community-wide efforts to expand support for museums, libraries, and other cultural facilities.

These programs and institutions are an important part of the Golden Triangle's neighborhood quality and character. We encourage future neighborhood plans to be mindful of community assets like the Denver Art Museum, the History Colorado Center, the Byers-Evans House and Museum, and other cultural treasures.

Innovative design and creating opportunities for all to enjoy the Golden Triangle Neighborhood makes sense. Current and new uses such as restaurants and retail, art galleries, and other uses should be core components of the future plans. We cannot lose sight of Denver's cultural vitality by casting aside neighborhood character in exchange for dull, uninteresting design.

Bring Denverites together. We hope this plan will be comprehensive and provide unique, public spaces for the neighborhood to gather, diversity and inclusivity are essential, and the future of the Golden Triangle should be open and accessible to the many and not just a select few.

Quality, affordable housing is paramount to the future of Denver. Should the neighborhood plan proceed, and as rezoning applications and development plans are considered, affordable housing must be central to meet the future needs of Denver's citizens.

CHUN has affirmed our commitment to environmental sustainability,

preservation of parks and green spaces, and combating climate change at the local level. We love living in an urban setting, but neighbors should not be precluded from enjoying the many beautiful, natural settings we cherish. Our RNO encourages more pedestrian friendly thoroughfares, access to multi-modal transit, and smart environmentally-friendly neighborhood design. Trees, climate appropriate landscaping, and parks should be central to the next phase of our city planning (including the Golden Triangle). ***Views of the Rocky Mountains and Denver's tree canopy from our public parks and open spaces, like Cheesman Park, should go unencumbered.***

In the weeks and months ahead, we will encourage CHUN's board and membership to weigh in on this matter and make their individual perspectives known. We will evaluate this process as it moves forward and we will weigh in more formally on the Plan as it is finalized.

CHUN's mission is *Preserving the Past, Improving the Present, and Planning for the Future of Greater Capitol Hill* through historic preservation, affordable housing and tackling homelessness, promoting smart land use and zoning, advancing public safety, and encouraging community enhancements through volunteerism and civic engagement. Central to our work is participation and collaboration. That includes working with city planners to make Denver a safe, healthy, prosperous, and more vibrant community. You have our commitment to be a thought-partner and we stand ready to work with you during this process ... and beyond.

Should you have any questions, please do not hesitate to contact me at 303-817-5744 or email travis.leiker@chundenver.org.

For the Mile High City ...

Travis Leiker

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