



To the Homeowners of Southmoor Park
East and other interested persons:

This is a statement by the Southmoor Park East Homeowners Association Board of Directors with respect to the ongoing efforts by the City of Denver's Community Planning and Development Department to formulate a development plan for the area near the entrance to the Southmoor Light Rail Station, generally consisting of the area south of Hampden, west of Monaco and east of I-25. The Board is unanimously opposed to the high-density housing plan that was presented at the October 3, 2007 public workshop staged by the City Planning Department at University Park Elementary School. A copy of that draft plan is attached to this statement for your review. The Board shared the sense of outrage expressed by Southmoor Park East residents and other interested neighbors at the October 3 public workshop and at the October 10 Town Hall meeting with City officials hosted by Councilwoman Peggy Lehman at Temple Sinai. We are pleased to hear that the City Planning Department has said that it is rethinking its plan and is now willing to consider alternatives.

Like the neighbors who spoke out against the City's October 3 draft of its "Transit Oriented Development" plan, the Board believes that the City Planning Department ignored the impact of the TOD plan on existing neighborhoods, including but not limited to Southmoor Park East. Increases in traffic, congestion, school overcrowding and crime are vital issues affecting our neighborhood that were given only lip service by the Planning Department and its October 3 plan. The Board is not opposed to the inclusion of some higher density housing in the final plan for this area; in fact, it prefers housing to most commercial uses. But the Board is unwilling to acquiesce in the development of a dense urban village at Southmoor Station, whether it is principally designed to increase RTD ridership, fatten the City's tax coffers or enrich land developers. The Board believes that a much less dense housing plan, comprised of larger, upscale row houses, condominiums or apartments, would be more compatible with the existing single family homes on large lots that currently adjoin the Southmoor Light Rail Station.

The Board recognizes that this area is already zoned for a broad range of potential uses and that the planning process can be a valuable way to encourage the owners of the property to use it in a way that enhances rather than diminishes the quality of life in our wonderful neighborhood. Accordingly, the Board encourages neighbors to participate in the planning process by attending public workshops and other meetings where the City Planning Department's evolving plan will be discussed. The next meeting is a public workshop scheduled

for November 8, 2007, from 6 pm to 8:30 pm, at Hamilton Middle School, 8600 E. Dartmouth Avenue. Please attend if you can and express your support for your neighborhood.

On the other hand, the Board has become disenchanted with the planning process as it has been conducted by the City Planning Department. Frankly, the Board is concerned that the City Planning Department will simply refuse to draft a new plan that reflects the neighborhood concerns expressed at the various public workshops and planning meetings. We believe that preservation of the quality of life in our neighborhood ranks very low on the list of the City's objectives. For that reason, the Board is soliciting volunteers from the neighborhood and other concerned citizens to assist the Board in formulating and drafting its own plan for development around the Southmoor Light Rail Station. We are looking for persons with expertise in architecture, community planning and other related disciplines to help us develop our own plan. We want to be prepared to present our own plan as a viable alternative to the unpalatable plan that we fear will come out of the official City planning process. We do not intend to call our plan a TOD plan but an "NOD" plan, for "Neighborhood Oriented Development" plan, because we intend to make the community that is already there, rather than the level of ridership on RTD's light rail, our first priority.

Please contact Charlie Friedman, who is chairman of the Board's Light Rail Station Committee, if you wish to volunteer or even suggest others who might be willing to help in this effort. Charlie can be reached by e-mail at cfriedman@speha.org.

I hope to see you at the November 8 meeting at Hamilton Middle School at 6 pm (sign in at 5:30 pm).

Sincerely,



Lee Terry, President
for
the Board of Directors