



Jefferson Park United Neighbors
PO Box 46212
Denver 80201-6212
jpun@jpun.org www.jpun.org

February 19, 2009

Lex Economou
AGSpanos Corporation
Denver, Colorado

Dear Mr. Economou,

This letter is in response to your recent request for written JPUN Land Use Committee support. The Land Use Committee only advises the neighborhood on land use issues and does not speak on behalf of the JPUN General Membership, therefore this letter should not be misconstrued as neighborhood approval.

The purpose of this letter is to communicate that the Land Use Committee is encouraged by many of the proposed revisions to the AGSpanos development proposal. Given the protracted history involving JPUN and the approved PUD, it should be noted that proposal still deviates significantly from the neighborhood's previously stated concerns regarding scope, scale, traffic impacts to River Drive, and architectural differentiation of the separate buildings.

Nevertheless, the following design changes made to Pinnacle Station, as presented by Paul Campbell of Kephart Architects to the Land Use Committee prior to February 19, 2009, are viewed favorably by committee members:

1. The reduction in density caused by reducing the number of units from 357 down to 260.
2. The reduction in height of all PUD building envelopes.
3. The change of the architectural character from classical, to something generally perceived as modern.
4. The restoration of solar access to existing single family homes on the River Drive Alley, due to the reduced height of building five.
5. At 1.74 spaces per unit, the project continues to exceed minimum parking requirements.
6. The revised massing opens the view down Frontview Crescent, while minimally impacting the once proposed view plane from the park.

Please note, the above items, the redistribution of the retail use, and altering of curb cuts are material deviations from the existing approved PUD.

Clearly, the combination of a local architect and a more pragmatic solution have worked to improve the development in many ways. The Land Use Committee encourage continued dialog with the community throughout the modification process, and looks forward to reviewing the actual language and site plan revisions in making recommendations to our neighborhood.

Sincerely,

Fred Lai, AIA
Co-Chairperson, JPUN LUC
On behalf of the Jefferson Park United Neighbors Land Use Committee