

## Sunnyside United Neighbors

September 5, 2001

Sunnyside residents wish to make these statements to LUTAC:

- We wish we had more notice of the impending meeting of LUTAC on September 20, 2001. Even though we are on LUTAC's mailing list, we had no idea of the need for us to address LUTAC by this date concerning our visions, concerns and goals until it was announced at the meeting on August 23rd. We are disappointed to not have more time to put these important ideas together. We must therefore deal in broad terms in this letter. We will formulate more specific proposals in the near future.
- Sunnyside is a concerned, vibrant Denver Neighborhood. We will be diligent in our attempt to work with LUTAC. The citizens of Sunnyside and its Board of Directors will make every effort to cooperate closely with LUTAC and our Section Planner, Doug Wheeler.
- We realize we are classified as an Area of Stability, but we have areas that need changes and new life. We want to create the feel of a diverse, vibrant "American small town and safe refuge" close to the City's center.

### Our Vision for Sunnyside

- **Attractive:** A cleaner attractive community where public and private property is well maintained. We have too many areas that do not have the high quality atmosphere that is very possible. This especially apparent in our retail centers.
- **Open Space:** In, and around, our neighborhood we have many beautiful lakes, parks and views of the City and Mountains. We want to increase the number of walking and bike paths. Our proximity to Downtown would make it possible for many of us to bike to work.
- **Healthy:** "Neighborhood Center" streets with larger pedestrian walkways and bike paths that are safe from traffic. A well lit, group of stable "Neighborhood Centers" where people choose to stay, raise families, shop while retaining our affordable housing base.
- **Vibrant:** Interesting, attractive and vibrant retail centers linked by transit to other neighborhoods and downtown employment opportunities. A neighborhood where investment is encouraged and local entrepreneurship is ongoing and apparent.
- **Diverse:** Our community takes pride in the ethnic and economic diversity of Sunnyside. We want to encourage greater stability in our retail centers on West 38<sup>th</sup> Ave., Tejon and West 44<sup>th</sup> Ave. so we can improve on, and retain, our diverse community base.
- **Connection:** Adding light rail or a series of smaller shuttle-type transit busses would be a very valuable asset to our community and take advantage of its potentially easy access to employment and entertainment in the City. These forms of transportation could also go further West to the benefit of our adjoining neighborhoods.

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### **Key Strategies to Enhance Sunnyside**

- At this time, our foremost strategic goal is a close working relationship with LUTAC. We want a neighborhood workshop with LUTAC to see our vision accomplished. We need LUTAC's expertise in achieving this. We could never support a plan for our community imposed upon us without our input.
- We have numerous tree lined streets with attractive homes, apartments and duplexes. Our neighborhood is unique, composed of all ethnic backgrounds. Our housing is affordable. Sunnyside's residential areas are its strength.
- We want to create LUTAC's vision of the "Neighborhood Center" in our existing light commercial and retail areas. We want these areas to be pedestrian oriented and we need basic esthetic, transportation and privacy guidelines to govern this effort.
- We envision the "Neighborhood Centers" to be areas where single family homes abut multifamily and mixed-use business areas. West 38<sup>th</sup> Ave., Tejon, and West 44<sup>th</sup> Ave. are prime spots to achieve this design. We need retail and light commercial areas that can sustain themselves and grow.
- We need adequate, well designed "multi-storied parking garages" and a workable rail or shuttle system connecting these Centers.
- West 44<sup>th</sup> Ave. has areas of probable ground water and soil contamination. Remediation may be necessary before growth can occur. Work with the Environmental Protection Agency and other agencies may be required.
- Our area has lakes, parks and views, but at this time you need an automobile to see them. We want greatly improved pedestrian and biking access throughout the neighborhood and into Downtown.
- It is important to us that we be able to experience nature. We want to preserve and add to our public open spaces. We want better planning of these important issues. We need an increase in the planting of trees, on both public and private property.

- Get input from the City Council: Dennis Gallagher and Deborah Ortega
- Meet with our Section Representative: Doug Wheeler