

From: [Florence Sebern](#)
To: [District 1 Comments](#); [Sandoval, Amanda P. - DFD CA1714 Program Manager](#); [Sleman, Jamila - CC Administrative Support Assistant I](#); [Volpe-Beasley, Gina J. - CC YA2964 City Council Aide Hourly](#); [Flynn, Kevin J. - CC Member Denver City Cncl](#); [Montano, Dana D. - CC Senior City Council Aide](#); [Lopez, Paul D. - CC Member Denver City Cncl](#); [Orrantia, Jesus M. - CC Senior City Council Aide](#); [Lara, Adriana - CC Senior City Council Aide](#); [Black, Kendra A. - CC Member Denver City Cncl](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Carpenter, Tate E. - CC YA2245 City Council Aide](#); [Susman, Mary Beth - CC Member Denver City Cncl](#); [Palmisano, Luke W. - CC Senior City Council Aide](#); [Kline, Genevieve M. - CC Senior City Council Aide](#); [Kashmann, Paul J. - CC Member Denver City Cncl](#); [Fahrberger, Brent J. - CC YA2246 City Council Aide Senior](#); [Kerns, Valerie L. - CC YA2246 City Council Aide Senior](#); [Clark, Jolon M. - CC XA1405 President Denver City Council](#); [Banuelos, Anita - CC City Council Aide](#); [Thompson, Maggie M. - CC Senior City Council Aide](#); [Herndon, Christopher J. - CC Member Denver City Cncl](#); [Schultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Brooks, Albus - CC XA1404 Member Denver City Council](#); [Montoya, Chy - CC Senior City Council Aide](#); [Barnes, Evelyn - CC](#); [New, Wayne C. - CC Member Denver City Cncl](#); [Horn, Melissa A. - CC Senior City Council Aide](#); [Gilmore, Stacie M. - CC Member Denver City Cncl](#); [Elenz, Magen M. - CC Senior City Council Aide](#); [Smallwood Parham, Dondre D. - CC](#); [Sotelo, Melissa N. - CC City Council Aide](#); [kniechallarge, Kyle, Polly A. - CC City Council Aide](#); [Lowell, Christopher - CC YA2245 City Council Aide](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#)
Subject: [EXTERNAL] Bill for Ordinance 18-1075 | 4201 E Arkansas Rezoning | Public Hearing Dec. 3, 2018
Date: Sunday, December 02, 2018 3:55:14 PM

TO: Honorable City Council Members

FROM: Florence Sebern, Virginia Village resident

RE: Bill for Ordinance 18-1075 | 4201 E Arkansas Rezoning | Public Hearing Dec. 3, 2018

DATE: December 2, 2018

My name is Florence Sebern and I am a former multi-term secretary and one-term vice president of Virginia Village Ellis Community Association RNO between the years 1995-2013. My parents were founding members of the association. I was born in Virginia Village, grew up here, and my husband, family, and I have happily lived here, as homeowners, for the last 26 years. My background is in administration and parliamentary procedure; I have 17 years' experience with Denver Elections, election rules, and procedures.

Thank you for taking the time to carefully consider the above-listed rezoning request. The public hearing will consider specific criteria, but there are important ancillary issues as well.

Whether we support or oppose the specific proposed rezoning, our community should have the opportunity to participate in an open, transparent, and fair process.

What we have received from our Registered Neighborhood Organization is manipulation, motivated by personal agendas and a private allegiance to the developer.

VVECA is a civic organization which facilitates and advocates for the neighborhood. It was a Registered Neighborhood Organization (RNO) with the City and County of Denver, is a [registered business entity](#) with the Colorado Secretary of State, and holds [non-profit status](#) with the Internal Revenue Service.

[The simple, 4-page bylaws of VVECA](#) have stood in good stead since 1967. Realistic numbers for quorum and meeting protocols were specifically crafted so as not to weigh heavily on our working-class members. Issues with compliance have surfaced only recently, while 45+ years of leadership had no problem.

VVECA has 2100 households in its boundaries. We have always brought matters – a small variance request, larger zoning issue, or a traffic or safety issue – to our general meetings for discussion and vote. **No general meeting was ever noticed and held for the purpose of presenting, discussing, and voting on the proposed zoning request.** Thousands of voting members of this organization were disenfranchised as a result. Instead, committee meetings were held [with a group of four people](#).

Efforts for due process were initiated, but on November 18, 2018, the President [issued a statement declaring the RNO dissolved](#). The stated reason was the lack of required number of officers. [Two of four officers resigned in October 2018](#).

The [proper parliamentary remedy](#) for this circumstance was to hold an open, fair, and transparent election in November 2018, as prescribed by the bylaws (Article V.B).

Instead, the President issued a statement of "dissolution" on November 19, 2018, [did not actually dissolve the organization](#), and proposed that certain, select people "reorganize" in December. An elaborate deception.

[Click here: Cerbo Voicemail-VVECA Still Intact 2018NOV19](#)

Our neighborhood organization is, in fact, NOT dissolved. It was **simply de-listed** on November 8, 2018 – contact information removed from the City's email list-- per [Section 12-98, Chapter 12, Article III of the Municipal Code](#).

The Virginia Village community has **not had an open and transparent process**, thousands of voting members of the organization have been **deliberately excluded and disenfranchised from voting** on this substantial rezoning request.

This is at odds with Denver's emphasis on open, visible, accessible, empowered, engaged, and inclusive governance.

I ask that you not further marginalize Virginia Village residents from input on this significant redevelopment in our community. Community involvement is a critical component of successful rezoning. Please TABLE the rezoning proposal to allow for due process and a solid foundation to redevelopment in our neighborhood.

Thank you for your time and kind consideration.

Florence Sebern
1140 S Forest Street
Denver, CO 80246

From: [Mary Lynn Gibbens](#)
To: [Sandoval, Amanda P. - DFD CA1714 Program Manager](#); [District 1 Comments](#); [Sleman, Jamila - CC Administrative Support Assistant I](#); [Volpe-Beasley, Gina J. - CC YA2964 City Council Aide Hourly](#); [Flynn, Kevin J. - CC Member Denver City Cncl](#); [Montano, Dana D. - CC Senior City Council Aide](#); [Lopez, Paul D. - CC Member Denver City Cncl](#); [Orrantia, Jesus M. - CC Senior City Council Aide](#); [Orrantia, Jesus M. - CC Senior City Council Aide](#); [Black, Kendra A. - CC Member Denver City Cncl](#); [+kathy.gile@denvergov.org](#); [Carpenter, Tate E. - CC YA2245 City Council Aide](#); [Susman, Mary Beth - CC Member Denver City Cncl](#); [Palmisano, Luke W. - CC Senior City Council Aide](#); [Kline, Genevieve M. - CC Senior City Council Aide](#); [Kashmann, Paul J. - CC Member Denver City Cncl](#); [Fahrberger, Brent J. - CC YA2246 City Council Aide Senior](#); [Kerns, Valerie L. - CC YA2246 City Council Aide Senior](#); [Clark, Jolon M. - CC XA1405 President Denver City Council](#); [Banuelos, Anita - CC City Council Aide](#); [Thompson, Maggie M. - CC Senior City Council Aide](#); [Carpenter, Tate E. - CC YA2245 City Council Aide](#); [Herndon, Christopher J. - CC Member Denver City Cncl](#); [Schoultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Brooks, Albus - CC XA1404 Member Denver City Council](#); [Montoya, Chy - CC Senior City Council Aide](#); [McMillan, Jonathan C. - CC YA2245 City Council Aide](#); [New, Wayne C. - CC Member Denver City Cncl](#); [Horn, Melissa A. - CC Senior City Council Aide](#); [Gilmore, Stacie M. - CC Member Denver City Cncl](#); [Elenz, Magen M. - CC Senior City Council Aide](#); [Smallwood Parham, Dondre D. - CC](#); [Sotelo, Melissa N. - CC City Council Aide](#); [kniechatlarge](#); [Kyle, Polly A. - CC City Council Aide](#); [Lowell, Christopher - CC YA2245 City Council Aide](#); [Deborah Ortega - Councilwoman At Large](#); [denc - City Council](#)
Subject: [EXTERNAL] Caring for ill relative, unable to attend council meeting PLEASE READ
Date: Monday, December 03, 2018 9:46:51 AM

Hi, I am unable to attend tonight's council meeting as I will be caring for an ill relative and have been unable to find a replacement care giver.

I am in shock and horror that the redevelopment located at the old CDOT location off of Colorado and Louisiana. It is appalling to me the abrupt change this redevelopment to my neighborhood is going to cause in it's character.

I oppose the increased amount of traffic this development as it stands will add to my neighborhood. It won't just be an increase in volume but a significant increase that I would like to avoid not only for the safety of the pets (outdoor cats) and children of the neighborhood but also the character of my neighborhood.

As is the, proposed development will radically change the character of the neighborhood adding a large eyesore that is not consistent with the current character of the neighborhood.

Currently the neighborhood is one of low density single family residences and adding this "improvement" as is will significantly impact the neighborhood in negative ways. Not only by the increased traffic, safety, negative change in the character but also in the resources surrounding the development. The residential streets not only surrounding this area but throughout the neighborhood were not designed to support MX8 development.

The proposed zoned districts have a wide range of permitted uses that allow high density residential adjacent to low density with closer setbacks to streets and existing residences. Again, this concerns me for reasons listed above.

The size of this project is so large that it will greatly change the neighborhood. It is a massive development which will have a profound affect on our stable residential neighborhood. I wish not to have this 13 acre of 8 stories be a forever blight on my neighborhood. Please reconsider moving forward as planned.

Please consider the redevelopment as if you were a member of our quaint, quiet, lovely neighborhood.

Thank You,
Mary Gibbens

From: [SHELLEY STUART-BULLOCK](#)
To: [District 1 Comments](#); [Sandoval, Amanda P. - DFD CA1714 Program Manager](#); [Sleman, Jamila - CC Administrative Support Assistant I](#); [Volpe-Beasley, Gina J. - CC YA2964 City Council Aide Hourly](#); [Flynn, Kevin J. - CC Member Denver City Cncl](#); [Montano, Dana D. - CC Senior City Council Aide](#); [Lopez, Paul D. - CC Member Denver City Cncl](#); [Orrantia, Jesus M. - CC Senior City Council Aide](#); [Lara, Adriana - CC Senior City Council Aide](#); [Black, Kendra A. - CC Member Denver City Cncl](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Carpenter, Tate E. - CC YA2245 City Council Aide](#); [Susman, Mary Beth - CC Member Denver City Cncl](#); [Palmisano, Luke W. - CC Senior City Council Aide](#); [Kline, Genevieve M. - CC Senior City Council Aide](#); [Kashmann, Paul J. - CC Member Denver City Cncl](#); [Fahrberger, Brent J. - CC YA2246 City Council Aide Senior](#); [Kerns, Valerie L. - CC YA2246 City Council Aide Senior](#); [Clark, Jolon M. - CC XA1405 President Denver City Council](#); [Banuelos, Anita - CC City Council Aide](#); [Thompson, Maggie M. - CC Senior City Council Aide](#); [Herndon, Christopher J. - CC Member Denver City Cncl](#); [Schoultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Brooks, Albus - CC XA1404 Member Denver City Council](#); [Montoya, Chy - CC Senior City Council Aide](#); [McMillan, Jonathan C. - CC YA2245 City Council Aide](#); [New, Wayne C. - CC Member Denver City Cncl](#); [Horn, Melissa A. - CC Senior City Council Aide](#); [Gilmore, Stacie M. - CC Member Denver City Cncl](#); [Elenz, Magen M. - CC Senior City Council Aide](#); [Smallwood Parham, Dondre D. - CC](#); [Sotelo, Melissa N. - CC City Council Aide](#); [kniechatlarge](#); [Kyle, Polly A. - CC City Council Aide](#); [Lowell, Christopher - CC YA2245 City Council Aide](#); [Deborah Ortega - Councilwoman At Large](#); [dence - City Council](#)
Cc: paul.kashman@denvergov.org
Subject: [EXTERNAL] Please read! I am ill and not able to speak at tonight's City Council Meeting
Date: Monday, December 03, 2018 10:21:04 AM

Dear Councilmen and Women,

Please find my comments. I am saddened that I cannot speak tonight but am ill and unable to attend. I hope you would read.

INCONSISTENCIES I

see.....

“Denver Citizens are the architects of Denver’s Future” (Quote from the Comp Plan)

PER EMAIL FROM CITY PLANNER ANDREW WEBB: I quote:

“Neither the Comp Plan nor Blueprint Denver offers much in the way of specific policy guidance for this location. Which was one of the reasons the City requested the zone change and recommended the public process in order to identify community desires for the site.

The proposed plan is NOT consistent with the neighborhood.

It features a huge block of land with a preponderance of 110 foot high buildings in an established neighborhood of 10 foot high single family homes, where delightfully the only things three stories high are trees!

*******Well choreographed meetings designed to mitigate pushback from area residents were orchestrated by the***

Developer’s lobbyists. They were designed to obscure, divide and separate

residents and simply wear out the residents! not to engage them in key decisions that will ultimately force some to leave the neighborhood. Meetings were one sided with no avenue for expression of objection by neighbors.

NOTE: In an article in the Denver Post by Larry Ambrose,

in March of 2014, he says “quote:

“Mr Malley pointed out that the key to getting what his client wants is working behind the scenes with the City Planning Office Officials and Council members,

most of whom he knows personally. Important too, is packaging what is wanted in a way that the neighborhoods will buy it and as a rule, he never identifies himself to neighborhood groups as a lobbyist.

So much for neighborhood outreach.....

Additionally, the president of the RNO, who volunteered himself for the position, failed to disclose nor did the developer disclose, that he was the Manager of Site Development for a company in the employ of the developer.

THE CRITERIA FOR MAP AMENDMENTS IS VERY UP TO INTERPRETATION!

This proposed project is inconsistent with Blueprint Denver and Comp Plan 20.

It is classified as Suburban with the preponderance of surrounding area, single family residential or multi family residential.

There is no SMX 8 zoning contiguous to this project and even on East side bordering Colorado Blvd is SMX5. In fact there simply isn't SMX 8 and the plan is inconsistent with the character of the thoroughfare along Col Blvd. I don't see any precedent that matches what the developer is looking to do.

Health and Safety will be compromised by the estimated 556% increase in destination traffic! Which will add dangerous environmental pollution, noise, increased danger to pedestrians. It will negatively impact housing values for the same reasons.

I am a bike rider. I would never expose myself to the pollution along the recently added bike lanes on Florida. This is not an example of

fostering ‘**multi modal transportation. Any serious biker would as likely ride along I25 in rush hour as to use the new bike lanes on Florida Avenue. They are a ruse in the name of ‘Reactivation of a Neighborhood’.**

Louisiana Avenue was never meant to support MX8 zoning.

I moved here 24 years ago specifically for the ‘close-in’ neighborhood of low mid-century houses surrounded by tall trees and minimal light pollution. A unique neighborhood in Denver.

In the ‘Contract to Purchase, between developer and the City is a paragraph which

lists as a reason to accept this offer: “Ensures development consistent with existing neighborhood.....

This proposed development is quite opposite of the character of existing neighborhood!

******I am in favor of mixed use and surely of affordable housing.*

SMX 8 is bringing the tech center to a quiet, stabile residential neighborhood and the negative repercussions will obliterate a beautiful area

LONG AFTER THE DEVELOPER HAS REAPED THE FINANCIAL BENEFITS OF THE PROJECT. AND AFTER THE CITY HAS RECOGNIZED THAT THOUGHTLESS, MASSIVE DEVELOPMENT WILL IN THE LONG RUN BE AN IRREVOCABLE BLIGHT ON DENVE

(NB: Krisana Park, has an overlay forbidding pop tops, which indicates 90% of residents of the area are in favor of low height!)

Thank you.

Shelley Stuart-Bullock
1348 South Fairfax St. Denver Co
shelleysb@icloud.com

Aldretti, Susan K. - CC Senior City Council Aide

From: CSantini <corsantini@gmail.com>
Sent: Monday, December 03, 2018 11:53 AM
To: District 1 Comments; Sandoval, Amanda P. - DFD CA1714 Program Manager; Sleman, Jamila - CC Administrative Support Assistant I; Volpe-Beasley, Gina J. - CC YA2964 City Council Aide Hourly; kenvin.flynn@denvergov.org; dana.montano@denvergov.org; Lopez, Paul D. - CC Member Denver City Cncl; jesus.orrantia@denvergov.org; andriana.lara@denvergov.org; Black, Kendra A. - CC Member Denver City Cncl; Gile, Kathleen O. - CC YA2246 City Council Aide Senior; Carpenter, Tate E. - CC YA2245 City Council Aide; Susman, Mary Beth - CC Member Denver City Cncl; Palmisano, Luke W. - CC Senior City Council Aide; Kline, Genevieve M. - CC Senior City Council Aide; Kashmann, Paul J. - CC Member Denver City Cncl; brent.fahrgerger@denvergov.org; Kerns, Valerie L. - CC YA2246 City Council Aide Senior; Clark, Jolon M. - CC XA1405 President Denver City Council; Banuelos, Anita - CC City Council Aide; Thompson, Maggie M. - CC Senior City Council Aide; Herndon, Christopher J. - CC Member Denver City Cncl; Schoultz, Amanda M. - CC Senior City Council Aide; Guillen, Bonnie K. - CC City Council Aide; Brooks, Albus - CC XA1404 Member Denver City Council; Montoya, Chy - CC Senior City Council Aide; McMillan, Jonathan C. - CC YA2245 City Council Aide; New, Wayne C. - CC Member Denver City Cncl; Horn, Melissa A. - CC Senior City Council Aide; Gilmore, Stacie M. - CC Member Denver City Cncl; Elenz, Magen M. - CC Senior City Council Aide; Smallwood Parham, Dondre D. - CC; Sotelo, Melissa N. - CC City Council Aide; kniechatlarge; Kyle, Polly A. - CC City Council Aide; chirstopher.lowell@denvergov.org; Deborah Ortega - Councilwoman At Large; denc - City Council

Subject: Bill regarding East Arkansas Rezoning

To: Honorable City Council Members
From: C. Santini, Virginia Village resident
RE: Arkansas Ordinance 18-1075 | 4201 E Arkansas Rezoning | Public Hearing Dec. 3, 2018
DATE: December 3, 2018

My name is Corinna Santini, a resident in Virginia Village and long-time resident in the City of Denver and wish to state my concerns regarding the proposed rezoning request.

I am concerned firstly with the enormous increase in traffic, speeding and noise that the proposed project will bring to our neighborhood.

Traffic in the area is already increasing greatly due to the growth of Denver in general. This development would push it very far and fast onto the residential streets in the neighborhood to include Arkansas, Louisiana and Birch, etc. --clear out to Holly, which is already extremely busy and does not have enough stoplights to control current traffic at busy intersections as it is.

The central issue here is that in order to move that many more cars through, to, from, and between this development, our residential streets will be forced to become major thoroughfares, which they were never intended to be in this established neighborhood which according to Blueprint Denver, is designated to be an 'Area of Stability,' ie. one which should not be significantly altered. As stated, 'Blueprint Denver,' goals for residential development stress the importance of managing traffic, reducing speeds and enhancing bicycle and pedestrian facilities on residential streets.

Changing the current zoning to the Suburban Neighborhood Context (as proposed) by code definition, 'will have a higher reliance on the automobile with only some access to pedestrian and bicycle facilities' (per Denver Code). Clearly, the proposed rezoning and development plan are at odds with Denver's own stated city goals.

Not only is this development out of character, but is outrageously out of scale with anything surrounding it, not even with any existing commercial buildings on located right on Colorado Blvd.

It is, essentially a business development which is imposing itself into a long-established neighborhood solely for reasons of private profit, and not community development as suggested.

It will absolutely and permanently alter the character, safety, and home values of this quiet residential neighborhood.

Not only are we in the neighborhood being asked to ignore the size of the development, the traffic and the reduction in home values, but we are in addition being asked approval to move it through, with zero transparency as to what types of businesses are actually going to be located there.

Infill development completely out of character with the existing neighborhood, where increased density cannot be accommodated is unacceptable.

The last time I had to deal with a developer trying to advance into an established neighborhood, I lived close by, in the Hilltop neighborhood. In January of 2016, McKinnon/SMW proposed that the zoning be changed to G-RH-3 at the existing church lot at 30-50 S. Colorado Blvd. They initially proposed a five-story building with retail on the ground floor and 105 unit apartment complex.

However, when the neighborhood fought the plan (through the Hilltop Civic Association/registered RNO), developers in 2017 scaled the project back to just 54 units, or around half the size of the original proposal –however even in that case, they were turned down by City Council by an 11-0 vote.

As of January 2018, the project has been scaled down to 22 duplexes (or 44 individual units) with a maximum height of 35 feet.

Why am I mentioning this case? Because there are common denominators between these two neighborhoods, being:

Both neighborhoods are connected to and located directly east of Colorado Blvd.

Both neighborhoods dealt with/are dealing with a transition space between pure commercial development and a quiet residential area.

A difference is that the area mentioned at Hilltop is designated an 'Area of Change' per Blueprint Denver, while the area being considered for rezoning in Virginia Village is designated an 'Area of Stability' per Blueprint Denver. Taking into account that 'Areas of Stability' include stable residential neighborhoods where no significant changes in land use are expected over the next twenty years, how is it that the proposed rezoning and enormous development project has no issues being located directly in Virginia Village?

The Kentro plan is a much more aggressive development, aimed at slipping through the neighborhood and RNO in order to impose the project onto the neighborhood without proper procedure and disclosure.

Why was the much smaller development at Hilltop opposed until further refinement, while the much more aggressive development at Virginia Village goes through unopposed?

I would also like to state that I tried to contact the Virginia Village Registered Neighborhood Organization on three separate occasions since early summer and received no email or call back in response to questions I had or about when neighbors could attend RNO meetings. There was no way to get in touch with the RNO and it was very clear that neighbors did not know how to get involved.

I later learned that the President, Mike Cerbo (or ex-president at this juncture) has a conflict of interest as he is/was actually employed by a Kentro contractor. There was never any notice of meetings, no general meeting was held to vote on the rezoning plan as required, as well the RNO was non-compliant with its own bylaws and was operating illegitimately.

This is not acceptable and is a measure of proof that the developer has been controlling the situation and denying the neighborhood necessary information to push its own agenda through.

In the effort to conserve the integrity and livability of this neighborhood I request that you vote no on the Arkansas Re-zoning proposal on December 3rd until we in the neighborhood have access to correct information and due process.

Thank you for your consideration of this issue,
Corinna Santini
1303 South Eudora St.
Denver, CO 80222