

**From:** [Florence Sebern](#)  
**To:** [dence - City Council](#); [District 1 Comments](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Subject:** [EXTERNAL] Bill 19-1008 and 19-1009 | Flywheel Development - E. Evans Corridor  
**Date:** Thursday, November 14, 2019 4:01:56 PM

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Honorable Council Members,

I stand in opposition to 19-1008 and 19-1009 for the following reasons:

The current zoning provides for density along the Evans corridor. The current zoned heights are sufficient to provide reasonable development in the neighborhood. These proposals are for additional height and density: from 3 to 5 stories and from 5 to 8 stories.

The current infrastructure does not support out-sized density. The Evans corridor currently has bumper-to-bumper traffic almost continuously throughout the day. I encourage you to drive Evans from Colorado Blvd to Monaco Parkway and see for yourself.

There are no current plans to address the infrastructure; allowing out-sized development at this juncture is irresponsible.

The nearby transit hub is not a solution to insufficient infrastructure. It is a well-documented fact that RTD has a chronic and sizeable shortage of RTD bus and train drivers to provide consistent transit service. It is irresponsible to ignore the impact of these significant, current challenges in public transit.

I urge you to consider the effect of your decision on the current residents of the neighborhood. Our residents have worked hard and invested significant effort to provide a stable, peaceful, pleasant place to live and raise families. Out-sized development disrupts and displaces. We have seen those effects all over the city; please do not continue to expand them.

Currently, there is a total of 2,448 new housing units proposed in a 1.5 mile radius of Evans and Colorado Blvd. You may be unaware of the cumulative effect of each proposal; please take this into consideration.

As a long-time resident of Virginia Village, who travels this corridor almost daily, I urge your careful consideration of the effects of these rezoning proposals. Again, reasonable development is welcome; out-sized development is not.

I ask for your NO vote on these bills and thank you most kindly for your time and consideration.

regards,  
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