

December 2, 2024

Dear Denver City Council President Sandoval and Council Members:

I have lived in West Highland neighborhood for 14 years—first in a rental home one block for the proposed private swim club site, then in a home I purchased three blocks from the site, and now in a co-housing community about one block away from the site. I speak from my lived experience right in the neighborhood where my family also lives nearby.

In 1987 I was appointed to the Denver County Court by Mayor Peña where I served for ten years. One of the lessons I learned as the judge may be helpful to you as it was to me—to make sure of the reliability of facts as presented by a petitioner. While I am sure that the developer here is an honest business, in reviewing the application for this zoning change, I found its characterization of my neighborhood disturbing, skewed, and misstated. I'd like to mention three statements.

- 1) To quote the application: This local amenity will be accessible by bike and foot to the majority of users who currently drive 5 plus miles and 20 minutes each way for similar amenities.**

This long-distance drive to a swimming pool may be true for residents seeking an elite private swim club, but most of us in the area are happy to walk, bike or drive less than a mile to any of three other open recreational spaces:

Our neighborhood is rich in outdoor recreation areas. The proposed site is about one mile between Berkeley Park and Sloan's Lake Park as well as Pferdestellar Park only four blocks away. Scheitler Recreation Center has not one, but two pools and is located in Berkeley Park that includes a dog park, playground, basketball and tennis courts, soccer and baseball/softball fields. Pferdestellar Park is a large pocket park with an outdoor basketball court, soccer field, children's playground and open space. Sloan's Lake, with a bike path and open space. And it's only 2 miles to Rocky Mountain Lake Park, plus 24-Hour Fitness gym is around the corner.

- 2) To quote the application: The 3700 Block (of Wolff St.) has a wide variety of structures including a grocery store, restaurant, multifamily apartment building, duplex housing, rowhomes . . . etc.**

This statement creates the impression that Wolff St is almost “mixed use,” when in fact, *all of the structures on Wolff St are residential*, except for two, both of which have W. 38th Avenue addresses--Sprouts Market, the *back* of which is on Wolff St. and a restaurant *on the corner*

- 3) To quote the application: The prior use on site was a functionally obsolete single -family home.**

The recent Zillow listing describes the property as anything but functionally obsolete. It states: “a 4 bedroom 2 bath, 2314 sq ft . . .built in 1914. . . open floor plan. . . spacious living room . . . adjoining dining area for . . . parties. . . The . . . kitchen featuring sleek countertops, ample cabinetry, and modern appliances. . . a fully equipped guest house. A children’s playset, an oversized 2 car garage complete with large workshop.”

When you look at photos of the site now, you will see abundant greenery--about ten trees, plus bushes, and a grassy area in front of a set-back house—a very open space. When you look at the drawings for the proposed club, what do you see? Open space? I see a parking lot, a club house and a swimming pool—presumably made of concrete, and a notation that one tree will remain. In this neighbor’s opinion, the proposed space is not open space at all, but a constructed business enterprise.

Sincerely yours,

Jacqueline St. Joan

4740 W 37<sup>th</sup> Avenue