

From: [Huong Dang](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Written comment in favor of 24-1025 - Approves a map amendment to rezone property from B-3 to PUD-G 36, located at 2500 East 1st Avenue in the Cherry Creek statistical neighborhood, in Council District 5
Date: Monday, September 23, 2024 4:27:54 PM

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Hi,

My name is Huong Dang. I live in District 1, 2424 W Caithness PL. I would like to submit a written comment in favor of 24-1025 - Approves a map amendment to rezone property from B-3 to PUD-G 36, located at 2500 East 1st Avenue in the Cherry Creek statistical neighborhood, in Council District 5.

I am ecstatic about the proposed rezoning and development of an empty parcel of land in Cherry Creek West. As a car-free Denverite, 95% of my transportation is via bike. I have biked to the Cherry Creek area numerous times to visit my friend who lived in the area and through the area to get to Glendale, Cherry Creek Reservoir, etc. I watched the land use committee meeting where council member Kashmann showed disapproval and disbelief at the applicant's study that claimed traffic congestion would only increase by 5%. Since this area is a thoroughfare for both drivers and bicyclists, I do believe that introducing density here would increase pedestrian and bicyclist traffic. As people are incentivized to shift their transportation mode from driving to biking, transit, and rolling, it does make sense to me that car traffic congestion would only increase by 5%. I would go so far as to assert that if we build out more reliable public transit and safe streets for non-car users, congestion could also decrease.

In very recent development, CDOT, the entity that manages University Blvd, has adopted Policy Directive 14 which prioritizes repairing our existing infrastructure over expanding roadways, treats Colorado's climate emergency seriously, emphasizes on transportation mode shift by building micro-mobility infrastructure, and makes Vision Zero a reality. There is a huge demand for both CDOT and DOTI to encourage transportation mode shift to address our pressing climate emergency.

Thus, I believe the city council should do the same and treat our climate emergency seriously. Instead of caving in to the status quo of car-dependency, I urge you to support the rezoning of Cherry Creek West so that we can have more density and easier to navigate communities. I look forward to having another area in town where I can leisurely bike to and patronize local businesses without having to get into a car and contribute to Denver's single-occupancy vehicle problem.

Thanks,
Huong