From: Bartleson, Debra - City Council
To: Simonet, Stacy B - City Council Aide
Subject: FW: Rezoning at 100 St. Paul and 149 Steele St.
Date: Monday, June 01, 2015 10:40:05 AM
Importance: High

Hi Stacy…letter for above-noted zoning hearing for tonight.

From: Robb, Jeanne - City Council Dist. #10
Sent: Monday, June 01, 2015 10:38 AM
To: Bartleson, Debra - City Council
Cc: Winterberg-Lipp, Ryan J - CPD Planning Services
Subject: FW: Rezoning at 100 St. Paul and 149 Steele St.

For tonight's public hearing…public record

Jeanne Robb
Council District 10
City and County Building
1437 Bannock
Denver, CO 80202

ph: 720-337-7710
fax: 720-337-7717

From: Polly Reetz [mailto:polly_reetz48@live.com]
Sent: Saturday, May 30, 2015 12:17 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Rezoning at 100 St. Paul and 149 Steele St.

Dear Jeanne,

When the city was working on rezoning of Cherry Creek North, we were told over and over again that the character of the neighborhood would remain unchanged.

This was either disingenuous, or reflected a complete ignorance of the character of the neighborhood.

From a primarily 2-story to 4-story business district (except along 1st Avenue) we are now seeing 12 story buildings go up, and this rezoning from PUD to CCN-12 will move 12-story buildings deeper into the business district. Plus, construction will go on for years, making it ever harder to negotiate the area for those of us who live in CCN. For the past 12 months, we have never known how we were going to be able to get to our house, and this applied to both driving and walking. Plus, the traffic on our street has increased immensely due to construction projects and the opening of CLayton Lane, making it hazardous just to cross our street from one side to the other (detours seem to route traffic our way no matter where the

construction is - we have had huge trucks that should have used the arterials come down Clayton periodically).

Now we are anticipating new construction at 2nd and Milwaukee, on St. Paul and Steele Streets, on the former Sears property, and on the Safeway lease property. Given our past experience, these will probably all start at about the same time and make it almost impossible to get around the area for years. At least the city should space out the timing of construction to avoid massive traffic jams, reduced air quality (remember we want to encourage walking in our city), and general confusion.

Personally I don't think we need any more 12-story buildings, and I'm not particularly concerned about real estate developers' ability to make huge profits at the expense of the character of our neighborhood and the crazy traffic here. Eight stories seems adequate, and I'm quite sure the building developers can make money on that, maybe just not the humongous profits they would like. So my vote would be to keep buildings at 8 stories, even though they could build up to 12 according to zoning. However there is precedent for this in the previous zoning codes - CCN zoning allowed up to 5 stories and few buildings were constructed to that height. So that's my comment on the rezoning at 100 St. Paul and 149 Steele. By the way, it's very discouraging to see developers justify their rezoning requests by the fact that a few other developers got rezonings to allow 12 stories. Once it was done once, it's going to continue, and the "character of the neighborhood" is NOT preserved! The public interest does NOT require that they get to build higher and higher.

We keep hearing that "densifying" is a good thing. I can agree with that, but it HAS to be accompanied by better mass transit. Buses should run every 10-15 minutes, not every half hour, and they should run from 6 AM to at least midnight. The City needs to work with RTD to accomplish better transportation throughout the city, including to alleviate the mess that Colorado Blvd. has become.

Thanks for your consideration of these matters.

Polly Reetz

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