From:	Michael Swanson
To:	dencc - City Council
Subject:	[EXTERNAL] Fwd: Comment for Rezoning Application #2018I-00142 at 1290 N. Williams St
Date:	Monday, October 26, 2020 11:21:34 AM

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From: **Michael Swanson** <michaelrogerswanson@gmail.com>
Date: Fri, Oct 23, 2020, 3:11 PM
Subject: Comment for Rezoning Application #2018I-00142 at 1290 N. Williams St
To: <rezoning@denvergov.org>

Hi, I'm Michael Swanson and I'd like to comment on the proposed zoning requirement changes for 1290 N. Williams St.

I see that the proposal would tighten the height restrictions of this lot from 20 stories to 3 stories, sure this is just one plot, but if we start tightening height restrictions in the downtown area, then how are we going to leave room for future development? Unless that's the idea, and that's a bad idea.

The biggest concern of any renter in the Denver metro is the rising cost of housing in the area, and reducing development will only make it more expensive. Say what you will about preserving the look of the neighborhood, or dissuading more transplants to move into the area. The matter is simple, **height restrictions will destroy the city.**

This is the case in almost all of the most expensive cities in the country, if you look at San Francisco, arguably the most expensive "big city" to live in, almost overwhelmingly every residential property is 3 stories.That's because they're forced to be, to preserve the skyline and the aesthetic, at the expense of the locals.

If you *want* Denver to have a housing crisis, implement height restrictions.