December 3, 2019

District 5 Councilwoman Amanda Sawyer
Council At-Large Robin Kniech
Council At-Large Deborah Ortega
City & County of Denver

**In Re: Proposal for Zone Map Amendment (Rezoning) 10353 Mississippi Ave from B-1 with
Condition to S-MX-3, and proposal to construct a Murphy Express Gas Station and Convenience
Store at 10353 Mississippi Ave.**

We see that the Planning Board, on a split decision, forwarded to Council a zone change and
site plan for the above parcel in our Rangeview neighborhood. We had hoped the Board
would reject this rezoning plan; however, we learned that it is now on Council's December 9
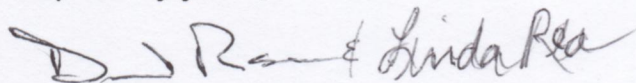agenda.

Rangeview is zoned S-SU-I (Single-family Large-lot Suburban). A large gas station and
convenience store is not compatible with the suburban family homes that adjoin this parcel.
There definitely is <u>no demand</u> for another gas station in an area already loaded with them (on
S Havana, E Iliff, and S Parker). The 2-mile stretch of East Mississippi between S Leetsdale
and S Havana is almost entirely residential. It should not be transitioned into another
commercial corridor.

Obviously, this will have significant negative impacts on nearby residents due to increased
air, noise and light pollution, but its effects will be wider, too. Metro Denver once again is
failing air quality standards. How is green-lighting an unnecessary gas station consistent with
City messaging about "going green" and reducing vehicle usage or improving public
transportation?

Finally, periods of severe congestion at Havana & Mississippi result in drivers' short-cutting,
racing 40mph on residential streets to avoid stoplights at this intersection. They pose a
particular danger to child and adult pedestrians in Rangeview where, please note, there are
school bus stops on S Geneva St and on E Kentucky Dr.

We ask that you reject this unwise commercial encroachment into our stable neighborhood
community. Please vote against this zone change and site plan.

Respectfully yours,

David and Linda Rea
940 S Emporia St
Denver, CO 80247

cc: City Council