From: William Wenk
To: dencc - City Council; Susman, Mary Beth - City Council
Subject: bill number (#20141-00096) ; Lowry Annex three zoning
Date: Monday, June 29, 2015 2:22:30 PM

Re: Bill number 20141-0096; Lowry Annex *one* rezoning

Dear members of the Denver city Council;
My name is Bill Wenk, I reside at 217 Spruce St., unit 101, Denver, 80230, in the Lowry Town Center. I am writing in support of the proposed rezoning of the 18 acre parcel proposed in the above referenced bill for the following reasons:

The zoning is right for the location and existing urban context.

Appropriate buffering

Building height restrictions, setbacks, and other zoning commitments have been made,to reduce impacts on adjacent land uses that do not currently meet or exceed the five-story building heights proposed.

Five-story height is in scale with the existing building context

Commercial building heights in the adjacent Lowry town center, and existing apartments to the immediate south of the proposed rezoning site equal or exceed the heights proposed in the area to be resolved.

Densities proposed for the area to be rezoned are appropriate, and will provide flexibility to encourage much needed housing types

The density supports the potential for more affordable for-sale housing

I'm a small business owner, which provides professional services. Virtually all of my staff are professionals with one or more professional degrees. Many of my staff cannot afford to buy a house in the city of Denver. I believe that the increased density will promote a broader range of building types, such as flats, and micro units, that provide entry-level for-sale housing (understanding that state construction defects laws currently discourage this type of construction).

The density supports the potential for a broader range of housing types

my wife and I are empty-nesters. For over a year, we looked for an appropriate home to downsize into. We purchased our townhouse in Lowry, approximately a year ago, although we doubt that will be able to age in place. Currently, there are few alternatives in the Lowry area into which we could downsize onto a single level. I believe that the increased density would encourage a broader range of top housing types, similar to those proposed in the previous paragraph.

Traffic impacts will be minimal, and the increased density will support the potential for future transit to East Denver

Increased density will encourage the development of transit

Central/East Denver will never be connected to the larger mass transit system without denser development in key locations, such as the Lowry town center. For that reason alone, I support the rezoning at the current, and possibly even higher densities.

Proposed levels of traffic equal those of the previous land-use

The Air Force Finance Center that previously occupied the site generated levels of traffic similar to those proposed under the rezoning, resulting in minimal if any increases in

previous traffic volumes. Additionally, proposed road network indicated as part of the rezoning should serve to minimize impacts on adjacent neighborhoods.

Live/ work housing type should be encouraged to reduce traffic volumes

I currently live in the Steam Plant Row Homes, a live/work townhouse project. A significant percentage of other residents within the 10 row homes work at home. I would encourage, as a condition of zoning or building type approval, that similar building types be promoted as part of the development further reduce traffic volumes at peak hours.

I greatly appreciate the opportunity to voice my support for the above-referenced project, and look forward to its approval this evening at the City Council meeting.

Respectfully submitted,

Bill Wenk