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Chris Wilson & Jessica Trostel

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Dear Denver City Council Members,

We are writing to you as concerned residents of Elyria-Swansea in the immediate proximity of the proposed rezoning and development at 2535 40th St. We would like to affirm our agreement to the statement provided by the Globeville, Elyria-Swansea Coalition for Health & Housing Justice (GES), notably that we do not approve of this zoning change without a community benefits agreement, a traffic analysis, and an anti-displacement action plan.

Additionally, we have a few points we would like to add:

The development proposal, as we are aware, has no stipulation for developing housing that people can own. The GES neighborhood is full of people that have lived there for generations, and injecting a huge population of transient residents will be irreversibly damaging to where we purchased our home and chose to live.

While it is discussed thoroughly in the GES submission, cultural integration is important to us. We live here because this neighborhood has a unique character, and this development proposal, on the surface, has the potential to look like every other slapped together prefabricated apartment built in the city over the last decade. A strong consideration for aesthetic should be included in any community agreement.

The developer does not identify any commercial services that could benefit the community at large. Any development at this site should at least partially address the low density of services available to the community, such as a small grocery store.

The immense influx of traffic that this would cause is unacceptable without a study. Furthermore, the amount of foot traffic this could funnel onto our street, and all streets between 2535 40th St. and the 40th and Colorado Station is mind boggling. If the residents of the proposed development can walk on my sidewalk, the development should represent a concomitant walking destination for us.

On that note, the developer does not seem to address places for people in the community, such as park space. Part of the concerns drawn up by the GES coalition are the fact that this development will back into trainlines. Perhaps there should be a setback in the form of a park.

While we are aware of the need for housing in Denver and the entire front range region, and support development of housing at large, but are, quite frankly, horrified at the prospect of a developer having enterprise without staunch guardrails and stipulations in the development of 2535 40th St.

Thank you for your consideration,

Chris Wilson & Jessica Trostel