December 1, 2018

Re: Re-zoning/redevelopment of the former CDOT property on Arkansas

To whom it may concern,

I am writing to voice my support of the redevelopment of the former CDOT Property on Arkansas Ave. I am a neighbor that lives less than a mile from that location on Elm and Louisiana.

The primary reason for my support is that the proposed new retail/mixed zoning will allow for Kentro to create an accessible space in our neighborhood with many options for dining, entertainment, and other services that we are currently lacking on the east side of Colorado Blvd.

Although we love our home and neighbors in Krisana Park, my wife and I frequently leave the neighborhood for destinations like Highlands, RiNO, and Wash Park because of the diversity of food options, great shops, and walkable areas. We would be thrilled if we could leave our cars behind, head out the front door with our dogs and eat/drink/shop right in our own neighborhood with the community that we love.

I also wanted to note how much I've appreciated having the opportunity to meet with Kentro at their neighborhood meetings to learn more about the project and to share my perspective about the issues that are important to me. For example, as an avid cyclist I've talked about the importance of creating a cycle-friendly development (safe entry/exit points, secure bike lock areas) and I was encouraged when I learned that they've engaged a multi-modal transportation firm to consult on the overall transit strategy for the development and its potential impact on our neighborhood.

Finally, I am heartened by Kentro's commitment to build affordable housing on the site, which is clearly in short supply in Denver. This would ensure that our teachers, restaurant employees, hair dressers, and other important members of our community can live near where they work.

Please note my letter of support and share it with City Planning and
Council Members as appropriate. Thank you for the opportunity to share my perspective.

Sincerely,

Gerry Walshe
1316 S Elm St. Denver, CO 80222