

**From:** [Linda Lewis](#)  
**To:** [dence - City Council](#); [Rezoning - CPD](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)  
**Subject:** [EXTERNAL] Opposition to waiver for the high-density project proposed for Holly Street at Cedar  
**Date:** Wednesday, January 02, 2019 12:55:47 PM

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Dear City Council members:

I am writing in opposition to the proposed high-density development for the SW corner of South Holly Street at Cedar. Nearly everyone in the Hilltop and Crestmoor neighborhoods is against this project. PLEASE be responsive to the neighborhoods you are in office to protect and do not let developers destroy one of the most wonderful cities in America.

Our own council person does not poll us, does not care what we think, and is ready for developers to bankroll her re-election campaign in May.. Our Hilltop RNO does not poll us, does not care what we think, and makes deals with developers without even telling us.

The zoning code is supposed to protect our beloved and very stable neighborhood. There is no compelling public benefit in granting a waiver on this project, which was initiated by homeowners who did not want to pay for the necessary maintenance of roof and sewer lines that all of us have dealt with in our mid-century modern homes. Any waiver that is granted in Denver, instead of becoming a one-time exception, seems to be treated as a new standard of normal, only to be used to petition for further, even more extreme waivers, and the beauty and special-ness of the whole city goes down the tubes.

The proposed project has no architectural merit, and the units will be far more expensive than the relatively affordable housing they will replace. Its 23/27 units will like general 46/54 more cars, yet there is parking for only 36. That corner already has a popular grocery, restaurant, ice cream shop, and coffeehouse, all generating lots of vehicular and pedestrian traffic and lots of children. Holly Street is only one lane each way, and is already totally congested. In 2018, there were 20 vehicle accidents near this corner, including 6 hit-and-runs. There is no room for the extra traffic those 46 cars will bring. There is no bus route along Holly, and no light-rail anywhere nearby. Denver has already been cited as having one of the worst transportation systems in the country. Perhaps you might focus on building infrastructure before the city is high-densitized to death.

Beseechingly yours for the love of Denver,

Linda Lewis  
250 S. Hudson Street