

From: [Nanci Burtman](#)
To: [dencc - City Council](#)
Subject: Fw: Zone Change Request for property at the corner of Inca St and 7th Ave in Denver
Date: Thursday, February 25, 2016 12:05:37 PM

On Thursday, February 25, 2016 11:59 AM, Nanci Burtman <nwb671@yahoo.com> wrote:

Honorable Mayor of Denver and Members of the City Council,

I am writing this letter in protest of the property at the corner of Inca St and 7th being changed from being now zoned as PUD #144 to U-RH-3A.

I live right behind the property mentioned, at 667 Galapago St. I, along with many of the residents in the surrounding area, are concerned about the impact of this zoning change and what it will do to the already dense area of this part of the neighborhood.

Larry Davis, who is my partner, and I attended a previous meeting to voice our concerns and felt very strongly that this was already decided and our voices did not matter in the least bit. No one in the neighborhood was notified by anyone that this was happening. I mentioned to someone at the meeting about doing a petition to get signatures and was told it was too late. When I spoke with Theresa Lucero a few days ago about getting a protest form she told me that was for petitions only. When I said that was not stated on the billboard posted at the property I was told it was because there was no room for it. Had I known I would have been collecting signatures from homeowners around the area showing support against this zone change. Alas, that is not to be. I hope that the City Council will read what I have to say and at least consider our issues and what is happening to Denver today.

The area in consideration is changing rapidly and we all feel it cannot handle any more of the growth that is being developed. All up and down Galapago St and Inca St the homes are changing from small one-story homes to condos and apartments, and with that comes more traffic, more people and more congestion. There is traffic constantly on Santa Fe, 6th Ave, 7th and 8th. There are 2 bus stops on 7th Ave right near the entrance to the property being considered for this zoning change. There is rarely ANY parking available on Inca St between 6th and 7th, and many people who work at the hospital at 8th and Speer park on Galapago and 7th. In other words the neighborhood has parking issues already. This has caused many people to park in the alley between Inca and Galapago. We have called repeatedly because we often have trouble driving through the alley and it is illegal. The building being proposed for the property is to have 14 units and a parking lot. Any of the units will have more than just one person living there. And they will have friends come visit. Again-where will they park?

We have watched Denver grow, in just the last year, so quickly, that it makes our heads spin. Apartment buildings going up everywhere, traffic has multiplied to the nth degree, there is a parking problem all over the city, and the people who live here feel like none of this is being addressed at all. The residents feel that as each new building, apartment, condo comes along it is always approved and nobody considers the true impact that it is having upon our great city, the people who live here and work here and have to drive on our streets and highways and go home each night and search for a parking place.

I had to do this. I often parked 2 blocks away from my home before I found a space. So then we spent a huge sum of money to rebuild our 100+ yr old garage, and now we discover the entrance to the apartment on this property is to be right between our garage and the one next door. Yikes! And I can just envision all those cars trying to get out to 7th where the traffic is or down to 6th where you already have to wait a while.

In other words, I believe the neighborhood cannot handle the burden of this property zoning taking place. Look at the surrounding area and I think you will agree. Less than 1/2 mile away, at 1170 Galapago is the Marquis @ the Parkway, a huge apartment complex and surrounding 1 story apartment/condos. There are many apartment/condos recently built on Galapago St from 6th down to 1st and also on Inca. When is this going to stop? Why can't you let this neighborhood just be a neighborhood?

You will not get many residents at the meeting on the 29th. Many of them are older, Spanish speaking people. I know they are not happy with what's going on. Many people are working and cannot attend the meeting. I know they feel the way I do too. Please take what I have said into consideration. You all get to go home to your neighborhoods at the end of the day and this is not your problem. We do not.

Thank you for your time and consideration in this matter. I do not believe that every inch of this great city has to be developed for Denver to continue to be a wonderful place to live.

Nanci Burtman
667 Galapago St
Denver, CO 80204
720-67-6037
nwb671@yahoo.com