From:	Emily Hillegeist
To:	dencc - City Council
Subject:	[EXTERNAL] Fwd: Proposed Rezoning of 2655-2671,2675-2689 S Broadway
Date:	Monday, February 17, 2020 7:21:08 PM

PSB, forwarded at request of the planning dept.
Thanks,
Emily

Begin forwarded message:

> **From:** Emily Hillegeist <ehillegeist@hotmail.com>
> **Date:** February 16, 2020 at 8:53:04 PM MST
> **To:** "elizabeth.weigle@denvergov.org" <elizabeth.weigle@denvergov.org>, "rezoning@denvergov.org" <rezoning@denvergov.org>
> **Subject: Re: Proposed Rezoning of 2655-2671,2675-2689 S Broadway**
>
> PS- two additional questions/points:
>
> 1. What kind of public outreach did the developers engage in as part of a good faith/due diligence effort? I only see mention of Overland as having participated in this process, which accounts only for the small, immediate neighborhood impacted and not multiple other adjacent neighborhoods impacted. As I stated, I live a block away & am hearing of this proposal 72 hours before the public hearing. These types of rezonings should engage the full community from the very start, if done in good faith.
>
> 2. I'd argue the existing zoning very much already meets the needs and criteria outlined in Blueprint Denver 2019- and that a 5 story mixed use project is NOT in keeping with the neighborhood context. I can't actually think of an example of another 5 story building along S Broadway in this general vicinity...certainly being nearly *twice* as tall as the next tallest building on a historic Main Street thoroughfare is not complimentary or "in keeping" with the fabric of the community.
>
> Thank you for your time,
>
> Emily
>
>> On Feb 16, 2020, at 8:01 PM, Emily Hillegeist <ehillegeist@hotmail.com> wrote:
>>
>> TWIMC-
>>
>> Regrettably, I am working on the 18th and will be unable to attend

the public hearing to voice my strong disapproval of this requested zoning change, so I'd like to offer a written record voicing as much.

I am a homeowner living ~1 block from the proposed rezoning site, and while I applaud a higher and better use of S Broadway frontage, like all of my neighbors, we do NOT want this to come at the expense of the quality and sense of place our neighborhood enjoys that exists in so few places in Denver anymore.

A near doubling of the allowed height along S Broadway not only destroys much of the Mountain View corridor for residents east of the site and City of Kumner park-goers (which I understand is a protected view) but also will cast deep shadows and block sunlight in this very residential neighborhood. Five story mid-rises are certainly NOT in keeping with the fabric of this neighborhood. Equally troubling, it would set a dangerous precedent for future development along the corridor. None of us want a "tunnel" of development emerging in one of the few remaining south Denver areas that enjoy Mountain View's and western sun.

As someone who works in the real estate industry, I know first-hand that these types of rezonings are profit-driven. I've actually worked in adjacent circles with developers attempting to alter the City Park Viewplane- which was dismissed abruptly. I ask that you apply the same respect for our Mountain View corridor here on the border of Denver and Englewood. Please join our neighborhood in putting character and preservation of place ahead of lining developer pockets.

I'd submit that if a 3 story multi-use development isn't profitable enough to proceed on this site, the solution is to seek another development location- not to rezone & destroy one of the few remaining irreplaceable "sense of place" aspects remaining in south Denver. Developers who live and make money in our city need to care about preserving the few remaining places with natural features that remind us all why we love living on the Front Range - not be in such a hurry to neuter them for a profit.

I, alongside my neighbors in Rosedale and Harvard Gulch, urge you to DENY this rezoning request.

Respectfully,

Emily Hillegeist
141 E. Vassar Ave