From:	Louis Plachowski
To:	dencc - City Council
Subject:	CB15-0172 A bill for an ordinance approving a park building plan for the Denver Zoo at City Park.
Date:	Monday, April 20, 2015 4:06:41 PM

April 20, 2015

Dear Members of Denver City Council:

CB15-0172 A bill for an ordinance approving a park building plan for the Denver Zoo at City Park.

I am writing to ask you to inquire whether our RNO has been given sufficient notice for the membership to consider the Denver Zoo's request to build 27 oversize (greater than 3000 sq ft) buildings over a 20-year period. City Council plans to vote on this issue tonight, April 20, 2015.

According to Municipal Code, the only information that the Zoo is required to present is a one-page map showing the locations of the proposed buildings. However, also according to Municipal Code, every affected RNO is supposed to be given the opportunity for public comment based on an informed discussion and vote of their membership.

It's my understanding that a notice went out to RNOs on April 10, 2015, indicating that there would be a hearing at Council on April 20, 2015, and claiming that this met the requirement for notification. Whether you agree or not with that interpretation, it would certainly seem to be the case that 10 days does not provide adequate opportunity for RNOs to collect information for their members, meet, discuss, and vote on an issue that will affect their neighborhood for decades to come.

Please see the one-page map below that is the basis for the Zoo's request to Council, and here is a link to their Master Plan: http://denverzoomasterplan.org/sites/denverzoo.engagingplans.org/files/pdf/140911%20pp%201-72%20BAMP_small.pdf

While the Zoo believes that they've asked for feedback, their efforts have focused on asking potential visitors to react to the new exhibits and buildings. They have not asked the City Park neighborhoods for feedback on how such an extensive building program and concomittant increased visitorship will affect the neighbors of City Park and City Park itself over the next 20 years. The world outside the perimetere of the Zoo is where we live, and they just don't seem to understand that.

Construction impacts for a 20 year period need to have a well-defined process that includes public input and review. This should include public meetings to disclose plans & schedules, rules about what & when park roads can be used to access construction sites, rules about traffic planning and detours (especially considering 23rd Avenue, which has become a significant commuter route for Park Hill & Stapleton commuters - both car and bike - on weekdays, rules about the location and management of construction yard & worker parking, etc.

Furthermore, a 20 year construction period is very long and could be considered open-ended. With our unprecedented growth and increasing density, It is would be better for the Zoo to receive limited permission - maybe with an expiration after 5 years - after which its process and the impact on neighborhoods can be re-evaluated and, if appropriate, renewed by the sitting Council at the time

Warmest regards,

Louis Plachowski,
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