

**From:** [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**To:** [Hopson, Mar"quasa R. - CC Council Clerk](#)  
**Subject:** Fwd: [EXTERNAL] bill 20-1159  
**Date:** Monday, December 7, 2020 6:44:12 PM

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Request to make this part of the official record for next week please. Thanks.

Begin forwarded message:

**From:** Carol Briggs <carol.briggs@aol.com>  
**Date:** December 4, 2020 at 2:53:08 PM MST  
**To:** "Kniech, Robin L. - CC Member At Large Denver City Council"  
<Robin.Kniech@denvergov.org>  
**Subject:** [EXTERNAL] bill 20-1159  
**Reply-To:** Carol Briggs <carol.briggs@aol.com>

Councilmember Kniech,

My name is Carol Briggs. I live in the Swansea neighborhood in district 9. I am member of the GES Development Committee and GES Coalition, which are collaborating with other neighborhood organizations, concerning developments affecting our neighborhoods. The other organizations include; Globeville First, E-SNA and EGS&P.

I oppose the rezone for 3225 Denargo St and therefore, OPPOSE bill 20-1159. This is a rezone to allow a 16 story market rate development of 300 units scheduled for hearing December 14<sup>th</sup>. **Please make this e-mail part of the public record.**

My opposition shared by my neighbors in the groups I mentioned are:

\* This is a continuation of the City's pattern of redlining which is erasing our low income communities.

\*The CPD and HOST have let us down in this process. The project is being pushed through without meaningful analysis of its impact and without meaningful work or communication with the community. CPD and HOST may have acted in a way to report accomplishing the required analysis and community engagement, however those actions have been without substance or honest give and take negotiations. The city departments appear to work very hard to ensure the developers meet all their goals while the voice of the community is just a check mark on a list of requirements. At all the rezone hearings I have attended the city employees state that the development meets the Comprehensive 2040 plan or whatever comprehensive plan was in effect. In all those hearings the community had testified to provisions of the development plan that were in direct conflict with the City's comprehensive plan or blueprint. The city departments are not elected officials with the mandate to represent their districts and the city residents. It is your actions, and those of the entire City Council, that will determine if the community voice is heard, or if the City will continue to line the pockets of developers, and work very hard to approve their plans at the expense of the most impacted communities and with only minimal compliance to the City comprehensive plan.

\* This development plan is not in alignment with the Comprehensive Plan 2040. A 16 story, 300 unit market rate development is not equitable, affordable or inclusive, it is not authentic to Five Points or the adjoining neighborhoods, it WILL destroy the economic diversity in the area and the consequent displacement of low income neighbors is a health risk.

\* The 3225 Denargo area is industrial. Keeping the area industrial and focusing on finding development that provides good industrial jobs to a zip code badly affected the COVID19 economic impact, as well as health impact, will meet the vision of the Comprehensive 2040

plan. Industrial development will provide a high quality of life for the surrounding neighborhoods, maintain the historic authenticity of the neighborhood, make the area more economically vibrant and add to the health and activity of the neighborhood residents. I hope your voice and vote will be used to prioritize the communities lived experience of how this development will undermine the vision of the 2040 Comprehensive Plan. Your voice and vote WILL set a standard for how large re-zones are considered and whether the City serves the developers or the community. Please take the time to read the incoming letters and information from the GES Coalition that addresses the displacement pressures and huge changes in the area that impact stability and health of our neighborhoods.

Carol Briggs  
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