

From: [Meg Whitelaw](#)
To: [dencc - City Council](#); [Susman, Mary Beth - CC Member Denver City Cncl](#)
Subject: [EXTERNAL] Fwd: January 7 Council meeting re Holly Street re-zoning
Date: Wednesday, January 02, 2019 11:24:57 AM

----- Forwarded message -----

From: Meg Whitelaw <meg.whitelaw@gmail.com>
Date: Fri, Dec 28, 2018 at 2:06 PM
Subject: January 7 Council meeting re Holly Street re-zoning
To: <rezoning@denvergov.org>

Dear Council Members,

I am writing in **opposition to the re-zoning on Holly Street ("Green Flats")**.

Please consider these points:

1. The project, first "sold" as providing affording housing for teachers, does not. Even the developer and the representative homeowner have dropped this pretense.
2. The project puts too many units onto a site that is difficult to access and is located adjacent to an already unsafe and congested intersection--Cedar and Holly.
3. All near-by neighbors oppose this project, as do the overwhelming number of residents in the community. **The neighbors would agree to support a development with row homes or other units that reflect appropriate density for this site, and the surrounding area!**
4. The Hilltop RNO Board which does "not oppose" the project did **not poll** its residents. And probably with good reason. No doubt there would be strong opposition. None of the Hilltop Board live anywhere close to the project. The Hilltop Board is a board that reflects its own opinion-- not its residents. If a councilperson votes for this project based upon that Board's position, it is a seriously misguided vote. Please-- don't let Hilltop's Board's position be something you hide behind!!
5. All other affected RNOs which "did poll residents" found overwhelming objection to the project as it has been presented by the developer. The neighbors' opposition was based on safety factors and the fact that the proposed density is out of character with the existing, stable neighborhood.
6. The requested waivers violate current zoning law. Plain and simple. Some close- by residents have said they would rather see what is zoned for now (up to 20 units) go in than what is being proposed. At some point, the City of Denver either has zoning laws--or it is a city with none.
7. This project is being built-- and not modified-- solely because this developer says he can't make enough money otherwise. ***Let's have a new developer!***

Please vote "NO" and let our community work with a new developer who can build consensus!

Thank you.
Margaret H. Whitelaw

