From:	Ejlorimer@aol.com
To:	dencc - City Council; Susman, Mary Beth - City Council
Cc:	MileHighMayor - Mayor"s Office; Herndon, Christopher J. - City Council District 11; Lopez, Paul D. - City Council Dist #3; Lehmann, Peggy A. - City Council Dist #4; kniechatlarge; Aldretti, Susan K - City Council Operations; Brooks, Albus - City Council District 8; Robb, Jeanne - City Council Dist. #10; Faatz, Jeanne R. - City Council Dist #2; Nevitt, Chris - City Council Dist #7; Montero, Judy H. - City Council District #9; Brown, Charlie - City Council District #6; Shepherd, Susan K. - City Council District 1
Subject:	OPPOSE #20141-00096 - Mixed Use Five Story Rezoning at Boulevard One
Date:	Sunday, June 21, 2015 1:50:31 PM

Note: first send to dencc bounced.

Denver City Council

Re:20141-00096 for June 29 hearing

I oppose the # 20141-00096 Urban Center Mixed Use Five Story rezoning at Boulevard One

If I could bear to sit or stand long enough to be heard at Council, I'd attend, but I cannot physically endure that process so I hope you'll consider contents of this email as my 'testimony.'

The proposed zone district will allow far more than LRA has said it would build. The LRA has never explained why it needs such high-density zoning (Urban Center Mixed Use Five Stories) for these 18 acres when it previously promised no more than 800 new residential units for the entire Buckley Annex property. The C-MX-5 (urban center, commercial mixed use) zone district is the second most intense zone district and is "*characterized by moderate to high building heights to promote a dense urban character."*

Parking mandated by this Zone District is inadequate (.75 spaces per apartment or condo unit and low numbers for commercial/retail). This lack of parking doesn't mean less cars. It means more exposed cars and that means higher insurance (City doesn't gain) and higher theft (City loses) The better result for surrounding neighborhoods is to put custom zoning in place with appropriate height and density limits that can be enforced by the City. **Regardless of the current Council vision to live, work, play within a 4 mile radius. This doesn't support the retailers enough to be there and it is not in character with Denver's outdoor loving population.** BTW, back East, people brag about 'breaking free' of the 4 mile radius.

The zoning chosen by LRA flunks quality of life standards for Denver. We can do better. Anyone who lives near or travels the Quebec or Monaco corridors understands why we do not want to open the door to major zoning changes that create more traffic along these residential arterials. Unfortunately, Council doesn't have to consider the pollution, road issues, traffic, noise - but we average citizens do.

When I participated in the new zoning code creation and other Lowry growth discussion, this zone district was not envisioned during the "planning process" and was not even announced after the GDP was put in place. If I remember the promise of town homes and 35 foot setbacks described in an earlier LUN email, not this vast development proposed.

There is no mandate for this zoning. Smart redevelopment can be done with more tailored zoning. Please take time to *see through* to the truth of the statements by Applicant LRA about the wonderful multi-year process that led to consensus on this choice of zoning. **Consensus is not from residents who do live here.**

We resident desire a successful smart growth project that is consistent with **the realities** of our east Denver communities, its ability to support increased road traffic, safety needs, schools and public transit. We are a residential area, not an industrial campus. Single family residential extends from Quebec all the way to Fairmount.

As a long-time resident near Quebec and Lowry Blvd., I want earlier Council and LRA promises honored.

This proposed zone district promotes "a dense urban character" --bottom line, that simply is out of place in residential east Denver and **is not necessary for smart growth.**

I am tired of this City being turned over to greedy developers by a City Council that doesn't have to consider the infrastructure, nature, added traffic, pollution, noise, tax on utility provisions, water... it's just not smart growth. We are maxed out with too much growth, too fast. Let's get smart and do it right and keep the integrity of the Queen City.

Jane Lorimer
Denver Resident
District 5 - Winston Downs
INC Delegate from Winston Downs