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To: [Rezoning - CPD](#)
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Subject: [EXTERNAL] Application # 20231-00224 PUD at Brentwood Shopping Center
Date: Saturday, January 20, 2024 8:12:11 AM

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Although I understand the need for more housing and that the Brentwood Shopping Center is already zoned for the proposed town homes, I have concerns about the development as I live across the street. The PUD that is included in the property for the development is the only voice we have to see that the some possible changes and some considerations be addressed. That is #20231-00224.

I also want to emphasis that I appreciate this owner's care of the property which is a good improvement over the previous.

Here is a link that shows the full property, it's condition now, and what is proposed.

[See new plans for 98 homes and open space in Harvey Park's Brentwood Shopping Center parking lot - Denverite, the Denver site!](#)

I would like to see the development scaled back at least 10 percent. There are big issues with vehicle parking as the development sits on the back side of a busy shopping complex with heavy truck traffic at all hours of the day. The proposed development is allocating two parking spaces for next town home. A survey of this area will tell you that that is not adequate. There are nearby apartments and parking is already at a premium. Adding 98 dwellings will certainly amount to far more need of parking than two spaces per unit. Our neighborhood is blue collar working class. Many residents have work vehicles, trailers, and other vehicle needs and it shows.

The second issue I have is with the traffic pattern on Jewell at the north end of this property. Several years ago bike lanes were put in. Statistically the bikes lanes are used by cyclist at a rate of .02%. The remaining roadway that is too small and narrow is used by the 99.98% of vehicle traffic. Back ups at the intersection of South Federal and West Jewell now are routinely 4 to 7 blocks long. A review of the accidents (at least 15) along the north side of this development is needed. Before this rezoning is approved, a study of the traffic patterns on Jewell needs to be made. I believe the bike lanes are unnecessary (there are alternates readily available nearby) and that a better flow of traffic is necessary especially if this development proceeds.

I hope that is there is a hearing about this rezoning that I am made aware.

Thank you.