February 1, 2024

To whom it may concern:

The East Evans Business Association (EEBA) is writing this letter of support for the upzoning of the property at 4100 E. Arkansas Avenue within the Virginia Village Neighborhood at the southwest corner of the intersection at East Arkansas Avenue and South Ash Street by ICP-Flywheel Arkansas, LLC from S-MX-3 to S-MX-5A.

On January 10, 2024 at our regular and public monthly BOD meeting of the East Evans Business Association, members of the association discussed the proposal regarding the proposed upzoning of the above property. After a discussion by the members, a vote was taken to approve a motion to write a letter of support for upzoning the property from S-MX-3 to S-MX-5A which passed with 4-For, 0-Against, 0-Abstained.

We are happy to support this upzoning effort on this site. This application will offer future zoning optionality of residential affordability and pedestrian friendly urban design that is needed in our neighborhood and the Denver community at large. Lastly, this application is in line with and consistent with the Blueprint Denver guidance adopted in 2019. Please feel free to contact us with any questions.

Sincerely,

Nancy Barlow
EEBA President
nb@barlowadvertising.com
720-635-5956

Planning Board Comments

Submitted on	20 February 2024, 8:25AM
Receipt number	638
Related form version	3

Your information

Name	Larry Smith
Address or neighborhood	4100 E Arkansas Ave and 1451 S. Ash St
ZIP code	80222
Email	loissmith@q.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	4100 E. Arkansas Ave and 1451 S. Ash St
Case number	20231-00117

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	We are concern about the parking situation that is a problem right now on Ash St. We own one of the 4-plex apartments & we are right across the street on Ash St from the 1451 S Ash St building. There is a real parking problem right now for the tenants in the apartment building and the other exact same 9 apartments on Ash St. There is one parking space per apartment around the back of the building. There are four 2 bedrooms apartments in each of the 10 apartment building on Ash St There is a minimum of 2 cars per apartment & because they are 2 bedroom units, possibly 4 cars per unit. That means 1 to 3 cars need to be able to park on Ash St near their apartment times 10 buildings. It is a big problem right now. We go over there to do maintenance on the building & there is no where to park on Ash St. We don't know the purpose for the rezoning but it would allow them to add 2 more floors which would involve even more people needing parking. Also, all the apartments being build on Arkansas Ave where the old State Highway DOT Department was which is 1/2 block from 4100 E Arkansas Ave which is the North end of the building we are talking about. You know people from those apartments are going to be parking on Ash St. people in the Highway Department did. We have owned the apartment building at 1440 S Ash St since 1963 & have watched what goes on. When the highway department was on Arkansas Ave, they parked on Ash St & when AAA was in the building at 1451 S Ash St, they parked on Ash St. The parking on Ash St has been a problem for years and if they allow the addition of 2 more stores onto the building which will increase the number of people in the building, the parking will be impossible.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	