

Dear City Council Members

My request is you table the vote or vote NO regarding rezoning the Ball arena parking lot to be used for business and more condos downtown. Denver's premier event center needs parking. It could be staged with parking lot events like food trucks, Halloween exhibits, etc. Where will event goers park or load/unload with other transit? RTD is hurting and that means Denver's transit cannot support those attending concerts. Those concerts bring money to Denver and it's downtown area businesses. People come from out of our county to attend. If there is no big arena with access, this will change the earnings and the draw of big names.

Kroenke benefits the most. Stakeholders other than Sun Valley don't really live downtown. Denver needs to consider those who attend events... not just a rich company who stands to get richer. Where will people park for Kroenke's concerts? Is that going to require extra fees to get rides to concerts on top of high priced tickets? So who can afford to attend in future?

18% affordable living spaces out of how many units?, what size apartments?, what price? 18% is not enough to make a difference if it's new construction and small sized units allotted for a handful of apartments. More for Kroenke? Think about this please. Who benefits? Not Denver. Kroenke benefits and "vowing" is not etched in stone.

*As part of the deal, Kroenke Sports & Entertainment **vows to offer** 18% of all new housing units in the project as affordable housing, and sign at least 20% of all contracts in the project to small, minority- or women-owned businesses. Additionally, they've designed more than \$3 million in programs, internships and scholarships for local, displaced and indigenous youth. Kroenke makes how much and gives how much? \$3million is like \$100 to them.*

Denver, please stop this endless addition to building until RTD can afford to offer reliable, consistent transit to the areas. Think of more heat islands, food deserts, empty apartments because of the cost of living there, more pollution, more places Xcel can barely keep up with now, more water needs that in climate

change is a commodity we cannot afford to take for granted. We are losing our tree canopies to BRT in near future. Please think this through and finish up what's on the table before adding more. Denver poor Denver. I hate what is becoming of this former Queen City. I believe in progress and change but not building without proper attention to infrastructure to support the additional building...and Council, at this time, we do NOT have the infrastructure to support more. We don't have it for what's already here. Denver Health is a real reflection in what Denver is doing to itself. Utilities are stressed fixing old infrastructure so the gap widens in who gets what. Please think about a no vote or tabling this decision tonite.

Jane Lorimer
Dist 5
Concert goer

Reference #
15239162

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-1140: An ordinance changing the zoning classification for 1000 Chopper Circle and associated properties in Auraria.

First Name / Nombre
Judith

Last Name / Apellido
Hoffman

I am a resident of: / Soy residente del:
District 1 / Distrito 1

I am... / Estoy...
AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:
Hello,

I am a resident of Larimer Place Condominiums. I am very concerned about the elimination of our city's mountain views with the upcoming Kroenke, Sports and Entertainment development project plan for the Ball Arena and Elitch's site.

The extremely tall, and the quantity of these tall buildings, will not only destroy Denver's Mountain views for a great number of residents, such as mine, but those of numerous commercial buildings. The city just completed the top addition to the Denver Convention Center. The Center, now, has wonderful panoramic views of our beautiful Colorado mountains. But if the KSE Ball Arena Development plans go through as is, there won't be a great view as it is now. Other current commercial businesses, such as hotels and office buildings, will be negatively affected as well.

We also have so many vacancies in downtown commercial buildings currently. Does Denver really need to add so many tall new ones that would add more harm?

I am not against redevelopment of these sites but am against the rezoning and exemptions for the heights that KSE wants to build.

Please preserve Denver's views of our special and majestic mountains with a "no" on this.

Thank you,
Judith Hoffman

Finish Time
2024-10-20 13:17:43

Reference #

15241817

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

24-1140: An ordinance changing the zoning classification for 1000 Chopper Circle and associated properties in Auraria.

First Name / Nombre

Suzanne

Last Name / Apellido

Hefty

I am a resident of: / Soy residente del:

District 10 / Distrito 10

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

By all accounts, the Council is poised to approve a major rezoning of 70 acres of downtown property. To satisfy the developer, KSE, the protected, historic Old City Hall View Plane is slated to be abandoned. The City Planner claims that the View Plane has already been breached by the Auraria Campus (a state-owned property that is exempt from Denver's ordinances) and therefore already voided. No one in the City has suggested that the View Plane could/should remain with the understanding that Auraria is exempt.

Council has received a CBA, signed by the developer, that gives Council all of the ground-level quotas and amenities that it may be looking for. What the CBA relinquishes in perpetuity is a limit on heights within the development. KSE is now talking about 30 to 40-story buildings throughout the property. The "skinny building" argument is a subterfuge and should be ignored. These buildings will block the views of the mountains from multiple locations around Denver: the rooftop bars of downtown hotels, the rooftop terraces of the Convention Center and the Art Museum, the Optiv Building, the Polsinelli Building, the Four Seasons, Larimer Place, the Barclay, Palace Lofts, Acme Lofts, and many others. The Convention Center recently completed a \$233 million 80,000 square foot ballroom and a 20,000 square foot outdoor terrace which currently have views of the mountains. Those views will be impacted by the tall buildings proposed by KSE. The Convention Center and the Art Museum are both in the "public realm."

The Downtown Area Plan Amendment specifically states that the Ball Arena area should be a neighborhood extension of downtown. Per the DAP Amendment, this tract is supposed to be diverse in affordability, human-scale, attract families, include schools and healthcare facilities. Per Westword today, the Ball Arena Project combined with another Kroenke-connected development, the River Mile, will create an area that is twice the size of downtown. Councilman Darrell Watson is quoted as saying, "That's one of the big things I want to make sure folks understand. This is a massive development. This is almost another new city."

No one has addressed what this new density of downtown buildings will do to the existing downtown occupancy rates. The Council needs to address this before rezoning 70 acres for a new downtown of 40 story buildings.

Everyone wants to keep the Avs and the Nuggets in downtown Denver. The City Council needs to make sure that they (the Council) are not taking away the precious views of the mountains in the process.

Please note that all four of the agenda items address the issues surrounding the re-development.

Finish Time

2024-10-21 12:29:40

Reference #

15242188

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

24-1140: An ordinance changing the zoning classification for 1000 Chopper Circle and associated properties in Auraria.

First Name / Nombre

Laila

Last Name / Apellido

Afshari

I am a resident of: / Soy residente del:

District 3 / Distrito 3

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

Hello Denver City Council,

I live in the Sloans Lake neighborhood, in District 3.

I'm submitting my comment to express my support for the Ball Arena redevelopment plans. Additional housing and retail in this area, especially with the rail line going through it, would significantly reduce the burden on our roads and improve quality of life for the residents of Denver.

This is regarding 24-1140, 24-1141, 24-1142, 24-1143, and 24-1169.

The parking lots for Ball Arena are largely unused, and the repurposing of the Elitch Gardens amusement park land has undeniable potential for housing, retail, and open space. We have the chance to build more opportunities for people in Denver, relieve the pressure of the current severe housing shortage, and stimulate the economy with improved accessibility to businesses and services.

Housing is the most important issue for me and my friends who live and work in Denver. We have felt the pressure of general increases in cost of living coupled with skyrocketing market rates for rent. What we need is material, sustainable solutions.

Regarding 24-1141, resolving our housing supply problems is critical, and I believe we can easily break down barriers that block us from improving our city. Our housing crisis is a solvable

problem.

When rent keeps increasing due to lack of supply, the average person, living paycheck-to-paycheck, becomes closer and closer to experiencing homelessness. Even if much of the supply created is not designed for this demographic, it will relieve pressure on older or more affordable housing by allowing people currently occupying those units to move into the new supply.

It is imperative that we take aggressive action to provide more housing, and I hope you'll support the Ball Arena project in providing as much housing as possible by voting in favor of their zoning plans. We have a responsibility to build housing for the good of our city and its people. Doing nothing, or not doing enough, will only make the problem worse - and that has serious consequences for all of us.

Thank you for your time and your work.

Best,

Laila Afshari

Finish Time

2024-10-21 13:13:16

Reference #

15242192

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

24-1140: An ordinance changing the zoning classification for 1000 Chopper Circle and associated properties in Auraria.

First Name / Nombre

LINDA

Last Name / Apellido

BOWMAN

I am a resident of: / Soy residente del:

District 10 / Distrito 10

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

Since Denver's early days, the mountains have stood as a symbol of pride and beauty, making this city a unique one throughout the country. For those who have worked and lived in Denver or have visited for business or pleasure, Denver's proximity to and views of the mountains enhance its sense of place.

Denver is fortunate to have business leaders who are interested and willing to invest in the future of our city. This project shows an understanding of the many opportunities and challenges for Denver to grow as a world class city.

As Denver is embarking on at least two large developments over the next five to 20 years, we urge the city leaders to consider carefully how we maintain our sense of place while embracing the positive aspects of these new developments. Further consideration of accommodating the positive benefits of the view plane would enhance achieving our common goals for the future of Denver and support the ongoing city investments in our downtown.

Victoria F. Sterling

Linda S. Bowman

Finish Time

2024-10-21 13:16:40