

Hi Joel, I am a resident on Meade Street between Colfax and Conejos Street (in a home that is not intended to be torn down or have a *sky scraper* built next to it) and am writing to you today to express my concern over the development and distasteful rezoning that is being proposed by Councilman Lopez on 17th and Meade. I am sorry in advance for the lengthy email, but I want to make sure my concerns along with my neighbors concerns are brought to light. Tax Increment Financing ("TIF") – Please tell me how this was the intended purpose of the law and how you personally think it is justifiable and good for the community. Is the corner of Sloan Lake really a "blighted area"? TIF is a financing mechanism to offset the reduced level of federal funding which allows cities to work with the private sector to booster economic growth. Please tell me how this Zocalo development will provide *long term* jobs in the area? It is million dollar condominiums, the property tax of which will go towards funding the low income housing, and there will be maybe one space for retail? The development will in turn drive up property value (a good thing for me), but it will ultimately displace low income residents currently in the neighborhood. The city and my community will not see any increase in tax revenue until the TIF bonds are paid off. The long term jobs created would be property management as there is slim to no retail space. Who will supplement the funding the police department, fire department and schools need due to the massive increase in population? Me? Will this not set a precedent that developers can use taxpayer dollars to fund their private projects in a way the bill was not intended to do? Bolstering population, but taking zero responsibility for the *negative* impacts to the community. Putting money into the developers pockets, and not holding them accountable for dealing with the mess they create. Is District 3 at its property tax revenue limit (based on the nationally recognized teacher strike at the Denver Public Schools this year, something tells me sufficiently funding schools in Denver is a very relevant issue)? If the District is not at its property tax revenue limit, all actual taxpayers in the community will end up paying for this, assuming the development would have otherwise occurred. What do you think the reality of a developer wanting to develop *lake side property* in the middle of a city is? I believe the development of this land is inevitable. To me, a taxpayer and hardworking citizen who cares about their home and the community, something seems off here. A developer taking public money to subsidize a residential project which is not how TIF is intended to be used. The developer will take the tax money from the million dollar condo units (being built in a thriving neighborhood) that should go towards funding schools, police, etc. and instead fund the low income housing that will ultimately displace a large number in the community. All of this simply being a ploy to allow for the unfavorable rezoning. This doesn't sound right. Was this the intended purpose of C.R.S. § 31-25-107? Will this not set a precedent that TIF can now be used for residential developments versus it's intended use to bolster business and stimulate the economy of "blighted" areas? I purchased my home last March in what I know is a redeveloping area, and I welcome development. Meade Street specifically has homes on it which may be old but are by no means tear down homes. I have every intention of owning this home forever, having a family in it, ideally sending my kids to public school someday. Hopefully living the life I intended to in this home. The zoning on the street was definitely factored in when I purchased my home a short year ago. My street is zoned to single family homes and duplexes. A *residential neighborhood* in the city. Something that adds to Denver's charm, and something every prospering city has. The homes in my neighborhood are well built, and I repeat, are not tear downs. It would be a shame for this neighborhood, one of the few left in the area, to be turned into another ugly *slot home travesty,* removing a part of the character this beautiful City had to offer when I first moved here. When my parents come to visit they even comment on what a shame it is that the City has allowed the developers to build for profit without considering the effects on the City, its character, and the people who actually live in it. For some background, my parents are engineers and my family's livelihood was based on development. I am pro-development. I just want it done right. When I first heard the parking lots to the Hospital were going to be developed I was excited. I knew rezoning would occur, but I also knew the building was zoned to be 10 stories. At that point I still had faith that the City would only do what was good for the community. I am now skeptical as it is blatantly clear, a *sky scraper*, something that is 6 stories higher than the largest building in the district, (Lakehouse Residences - which is astronomically higher than the rest of the buildings in the area but at least it is built in an area with retail, *larger roads built to equip* the

complex, and not smack in the middle of a quiet neighborhood street), does not belong on a *residential* street. I was okay with 10 stories, which is extremely tall and able to house an appropriate amount of people. 16 Stories - my stomach dropped when I heard this. Further, parking. It is unreal to me that the City of Denver has taken the stance it has on parking. Despite the City wanting people to use mass transportation, Denver is a booming City due to its proximity to the mountains. I use public transportation to get to work. (Denver's cost of public transportation rivals that of New York and Los Angeles. Talk about being unfriendly to low income residents in a mid-size city.) Fortunately, I have a garage and driveway and am guaranteed a parking spot. I did my homework when house hunting and considered the fact that I need a place to park. The same percentage of the population that currently owns cars in Denver, will continue to own cars, despite the hap hazard push the City is making. I fear the future residents of the Zocalo development may do the same thing as the City of Denver and not do their homework. I, as will the other residents on my street whom do not all have driveways and garages, will be the ones penalized by this. What vetting process has been done to ensure the proposed development will have parking adequate to house all of the cars for both the hospital workers and the low income housing? P.S. The answer is that there is not sufficient parking in the proposal. The current proposal has the low income complex sharing a garage, which cannot accommodate all of the tenants as is, with the hospital. Hospitals are 24/7 facilities. The hospital will be staffed and have cars to be parked 24/7. What about the low income housing tenants? They may have low income but they also have cars. Public transportation in Denver is too expensive not to. They will continue to have cars. This is not an issue that will just cease to exist. Denver has a *parking problem* and it is this type of *irresponsible development* that makes it worse. I consistently have a car that is not mine in front of my house. When I put my trash out, I have to put it in my driveway as I cannot put it on the curb due to the parking issue that already exists. Adequate parking is a parking spot for each bed. I know that is too much to ask (it really isn't though), but currently there isn't a parking spot per unit which is unacceptable. There is an empty parking lot on a prime piece of land. If this developer will not *do it right*, another will. I am only asking the City to do what is right. The residents on Meade Street are wholeheartedly opposed to this development being built in the fashion it is currently proposed. Something acceptable would be a 10 story building – MAX, with adequate parking. When referencing adequate parking, that does not mean what the city requires, as that is a different story and should be something the City of Denver is ashamed they have allowed to go as far as it has. People will continue to own cars. The growth this City has seen is due to the proximity to the mountains. People drive to the mountains. Retail space would be a dream and would actually provide jobs. Please consider the negative affects before making rash decisions. To address the issues above, please feel free to either call me at 361-288-0853 or email me at mimichael13@gmail.com. I look forward to hearing from you and hopefully finding the resolution that will best suite the community. Thanks, Michelle Michael 361-288-0853

I am totally opposed to the proposed development relevant to the above referenced application.
The Mayor has done enough to ruin Denver. Stop! Thank you, Seferino J. Hurtado

Hopson, Mar'quasa R. - CC YA2304 Council Clerk

From: Kalle Anderson <kalle@sloanslakecitizensgroup.org>
Sent: Friday, June 21, 2019 11:22 AM
To: dence - City Council
Subject: [EXTERNAL] Map Amendment 2017I-00160, Sloan's Lake Citizens' Group Straw Poll Result

Hello,

I am the 2nd vice president of Sloan's Lake Citizens' Group RNO. Our group's bylaws state that we don't take positions on such matters, but we will document the results of straw polls and provide to CPD if a member requests. At our June 12th general meeting, a poll of the 15 members in attendance showed 11 opposed to, and 1 in favor of the proposed map amendment, 2017I-00160.

Thanks,

Kalle Anderson

<https://sloanslakecitizensgroup.org>