To Whom it May Concern:

I am a concerned citizen writing to express my opposition to the East Area Plan (EAP). Some of my top concerns are listed below:

- **Opposition to Rezoning of Colfax and Cherry to a 5-story building (currently one-story Auto Zone):** This zoning change does not create an aesthetic transition into the current one-story bungalow neighborhood to the north. The 5-story building will block sunlight into resident’s backyards and take away any privacy they currently have. We respectfully request that the zoning remain 3-story. This proposed change sticks a 5 story building in the middle of a MS 3 stretch and does not flow with the rhythm of the street.

- **Opposition to Colfax and Cherry Street transit station:** The neighborhood does not support adding a transit station adjacent to homes along the corridor. The only appropriate places for transit stations is next to business, not homes. This will increase parking issues and decrease quality of life for those residents. The intersection at Cherry Street has a stop light and therefore is heavily travelled by cars racing to get through the light, causing numerous accidents and posing a danger to pedestrians.

- **Opposition to Rezoning Colfax and Niagra to a 5-story building:** This zoning change not create an aesthetic transition into the current one-story bungalow neighborhood to the north. The 5-story building will block sunlight into resident’s backyards and take away any privacy they currently have. We respectfully request that the zoning remain 3-story. This creates a 5 story building right in the middle of a several block MS 3 zoning. One of the few MS 3 zonings along Colfax left in this plan.

- **Opposition to Rezoning – south side of Colfax at Elm/Eudora:** The current Colfax block between Eudora and Elm is proposed for 5 stories, yet these properties do not have the depth for a 5 story building which means a developer would have to purchase the single family homes adjacent to them in order to support a 5 story building. The East Area Planners should thoughtfully consider the ramifications of displacing current homeowners while lining the pockets of developers.

- **You have proposed 2 seven story buildings at the Krameria Town Center. We do not believe any building along Colfax should be greater than 5. The addition of a 7 story where Safeway is now will block sun from single story homes, increase traffic concerns and decrease quality of life. This will only lead to displacement which this plan touts as trying to prevent.**

- **Parking:** The City does not include in its plan how they will address the parking concerns of residents living in these neighborhoods. By adding a 3, 5 or 8 story building along Colfax, and not requiring developers to provide adequate parking for both residents and their guests, the surrounding neighborhoods will absorb the overflow parking from these new developments. The current residents will lose assess to street parking near their homes. It is crucial that the city not move forward with any upzoning until they inform the public how they intend to address this parking issue.

- **Affordability:**
• The City cannot require a developer to build affordable housing. Instead, the developer can pay into the affordable housing fund and build only market rate housing. The current residents do not oppose affordable housing at all, but we do oppose the fact that the City uses affordable housing as their reasoning to change zoning when they do not have a mechanism in place to make it a requirement.
• The Denver YIMBYs message is that our neighborhoods are made up of NIMBYs (not in my backyard advocates). To the contrary, we are the affordable home buyers. At the time of purchase, our homes fell in the “affordable price range” because of close proximity to Colfax. The current market demand has increased the values of our homes, but they are still the lower priced homes of South Park Hill, Mayfair and other areas of the EAP.

- **Displacement:** The City speaks of residents being displaced but does not take into consideration how many current residents along the East Colfax corridor will become a displacement statistic also. By changing the character of our neighborhood and the quality of our lives, residents will choose to move out of the urban core. The depth of many lots on Colfax proposed for increased heights are not large enough to include parking and will result in developers purchasing bungalows adjacent to the lot in, pushing Colfax further into these residential neighborhoods (another form of displacement). You have upzoned the majority of Colfax from MS3 to MS5. We already know that the current zoning will accommodate the projected growth over the next 20+ years. The planners have hyper upzoned most of the corridor from Colorado to Yosemite. These upzonings will be immediately adjacent to single story homes. We reject most of the upzoning along Colfax and request that most be returned to the current main street zoning.

- **Opposition to eliminating traffic lanes on Colfax:** When Denver residents voted on the Improvement Initiative, the language did not state that Colfax would be reduced to one lane in each direction. Instead we voted on an improved bus system. Why would Denver consider such an expensive endeavor just to cut 7 minutes off of ride time? This proposal will only make our neighborhood a cut through for traffic which will decrease the walkability of our neighborhood and decrease safety. If we truly want to improve the corridor we should take the money and ditch the center running bus lane and purchase electric buses reducing the pollution the corridor is suffering from.

- **Density:** We know that City Planners are wanting to increase density in Denver but we ask that other areas in Denver besides the East Area Plan be a part of that absorption number. Spread out the density across the City instead of having it all along the Colfax corridor.

It has been mentioned that this East Area Plan will transform Colfax into a new Main Street. Main Streets that truly have character do not consist of 5 and 8 story buildings. Main Streets are typically 2 – 3 story buildings with retail below and living/office space above. This would create a true sense of place (i.e. Central Park (formerly known as Stapleton) 29th Avenue Town Center. We ask that the City Planners consider this as they move forward in this process and that one of their top priorities be to an aesthetic transition into adjacent neighborhoods (i.e. no 5 story buildings abutting up against single family one-story bungalows).

Sincerely,

Your Name

Roberta Locke
1435 Jasmine St
Denver, CO 80220
EMAIL BY FRIDAY, AUGUST 15, 2020

To: City Planners Elizabeth Weigle and Kurt Upton: Councilpersons Amanda Sawyer and Chris Herdon:

I have just received notice of the proposed upzoning and possible elimination of our two grocery stores in the proposed Mayfair town Center.

Please note my objection to the March 2020 plan as follows. (Check all that you agree with.)

- [ ] The EAP surveys show that shopping is one of the top amenities in the EAP.
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- [ ] With this proposal, the City is displacing residents and affecting nearby residents with their quality of life while increasing their property taxes. How is this equitable and inclusive?
- [ ] The proposal eliminates the exact type of housing the City purports to be missing in the EAP neighborhoods (duplexes, triplexes, smaller homes, etc.).
- [ ] With increased density and without proper planned drainage, we could be exposed to more extensive flooding. For those who have not previously experienced flooding, they could do so under the proposed plan. Residents will have to potentially buy flood insurance which could be limited in the amount insurers would cover.

- [ ] Other issues with the proposed plan.

Resident Name and street address:

SEND to: denvereastneighborhoodsfirst@gmail.com
Elizabeth.Weigle@denvergov.org
Curt.Upton@denvergov.org
Amanda.Sawyer@denvergov.org
Christopher.Herdon@denvergov.org
OBSESSION TO ASPECTS OF THE PLAN

Today, I have the following objections to the March 2020 EAP. I reserve the right to submit additional objections:

1. We have consistently said that the lots on the south side of Colfax and Eudora/Elm/Dahlia are too small to develop with appropriate setbacks. In each plan there remains upzoning at these corners. We have not been heard.

2. Upzoning would also seem inconsistent since we are a type 4 neighborhood where “Housing an Inclusive Denver” does not promote development.

3. We have the density to support a BRT now without negatively impacting the budget of the City or RTD by moving forward with a bus system that can currently be achieved. No upzoning if at all should be permitted until BRT is fully funded and traffic studies have been done on the impact on side streets. Then, we should vote on the BRT given the change in the world.

4. It appears that you are planning a BODEGA in the proposed Mayfair Park Center and eliminating our two large grocery stores and the attendant parking spaces. Residents have consistently said shopping is a top amenity in our area. The plan should be rejected on this alone.

5. The plan fails to provide the missing park space -332 acres- and how it is to be remedied before the addition of new residents. If we don’t identify it now for every resident to be a ten-minute walk from a park, it will never be achieved. This would be a huge failure on Blueprint Denver and Game Plan for a Healthy Denver.

6. The plan lacks identifiable metrics for tree canopy/permeability/number of residents/and affordable units at each AMI level. Where can we hold the City accountable on an annualized basis rather than seeing lofty goals?

Name, street address, email address

Gregory A. Clark
1400 Eudora St.
Denver, CO 80220
gregoryclark19@201.com

Elizabeth.Weigle@denvergov.org
Curt.Upton@denvergov.org
Amanda.Sawyer@denvergov.org
kneichatlarge@denvergov.org
Debra.Ortega@denvergov.org
denvereastneighborhoodsfirst@gmail.com
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☐ Other issues with the proposed plan.

Resident Name and street address:

[Signature]

SEND to: denvereastneighborhoodsfirst@gmail.com

Elizabeth.Weigle@denvergov.org

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Name, street address, email address

Erik Helland
1368 Eudora St.
Elizabeth.Weigle@denvergov.org

Curt.Upton@denvergov.org
Amanda.Sawyer@denvergov.org
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Other issues with the proposed plan.

Resident Name and street address:
Isla (Hay) Spring, 1338 Eudora St, 80220

SEND to: denvereastneighborhoodsfirst@gmail.com
Elizabeth.Weigle@denvergov.org
Curt.Upton@denvergov.org
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Isla Kay Spring, 838 Eudora St 80220, Kayshkab.comcast.net

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Resident Name and street address:

Melinda Beth Vaugh 1368 Eudora St Denver CO 80220

SEND to: denvereastneighborhoodsfirst@gmail.com

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1248 Eudora St
Denver CO 80220
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Resident Name and street address:

Collin Burkart & Harrison Graydon 1456 E 1ST St
Denver CO 80220

SEND to: denvereastneighborhoodsfirst@gmail.com

Elizabeth.Weigle@denvergov.org

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1456 Elm St
Denver, CO 80220

Elizabeth.Weigle@denvergov.org

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Amanda.Sawyer@denvergov.org

kneichatlarget@denvergov.org

Debra.Ortega@denvergov.org

denvereastneighborhoodsfirst@gmail.com
Re: Mayfair Town Center Plan (East Area Plan)

To: City Planners Elizabeth Weigle and Kurt Upton: Councilpersons Amanda Sawyer and Chris Herdon:

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Resident Name and street address:

Karen Karlson 1315 Elm St. Denver 80220
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Name, street address, email address

Karen Karlson 1315 Elm St Denver, CO 80220
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Resident Name and street address:

Michael W. Dixon
1315 Elm Street
Denver, CO 80220
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