TO: dencc@denvergov.org

RE: Application2023i-00093 Bellevue/Hale rezoning

Council:

I am opposed to the blanket rezoning of the Bellevue/Hale neighborhood for many reasons.

The EAP provides that single unit areas should remain primarily single unit, SU. With blanket rezoning, these areas will not remain SU.

The EAP proposed that all the neighborhoods (East Colfax, Montclair, Hale and South Park Hill) take in between 4200-4800 residents. Bellevue/Hale alone is scheduled for the following 3,023.00 units:

9th and Colorado have about 1500 units. More to come

VA hospital has 1450 units in some sort of planning progress.

73-unit multifamily project at Ash and Hale Parkway.

½ block demolition recently in preparation for more multifamily use building.

24,000 vacant apartments city-wide.

CW Sawyer has indicated that they think only ten units will be built if this blanket ADU zoning passes. She has also indicated there are areas in this area that ADUs can be built. There is no apparent justification to rush this through other than Blueprint Denver calls for ADUs to be on all lots. Blueprint Denver is a visionary document not a legal document.

Our neighborhood exists as an inclusive neighborhood now and will be even more so with the complete build-out of the Colfax and Colorado corridor. (Hale is zoned at 54% SU, 15% multiunit, 10% campus, 8%PUD, 6% campus, 4%mixed-use.)

EAP calls for a ‘lot by lot’ examination for ADUs. The L6 language header states: “Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly designed missing middle housing and accessory dwelling units (ADUs) in appropriate places”.

 L6A 1) and (4) goes on to state that to address the “unique issues” in the East area, “single units should remain primarily single units” and another unique issue is “stormwater management particularly in flood prone areas.” The EAP acknowledged that **current infrastructure cannot handle the current run off.** See the flood map in the EAP at page 139.

Currently, there is no procedure in place to watch the impact of neighborhood small build outs. Without one in place, you are subjecting numerous residents to flood damage, increased costs to mitigate mold and water damage, and decreased values of their homes. The lack of infrastructure was extensively discussed. Until the infrastructure is in place for all of impacted areas(Bellevue/Hale, Montclair and South Park Hill), blanket rezoning for ADUs is inappropriate. Paying a fee for decreased permeability does not change the current stormwater management. Montclair and Hale water projects are years away from being completed.

It is premature to approve this rezoning as a city-wide effort is being launched now which would allow all neighborhoods to be treated under the same rules for notice and opportunity to be heard.

Do what is right for the residents.