

Dear Councilman Chris Hinds.

Thank you for attending the last meeting of Congress Park Neighbors on December 18th.

Shortly before the meeting ended, there was a floor motion requesting that Congress Park Neighbors send a request that the East Central Area Plan (ECAP) comment period be extended beyond 60 days (currently concluding 1/5/20) until the end of March or April 2020. This motion was seconded and passed without opposition.

There are many reasons why the public comment period needs to be extended.

- The Denver Planning Department did not publicly release the ECAP draft review until 11/7/19. This was weeks after it was promised and shortly before a public meeting. There has only been one general public meeting on this new draft to address concerns within the 6 neighborhoods encompassed by the ECAP.
- The Congress Park/Planners meeting on Land Use has been rescheduled to January 15 or 16 (pending location), by then the comment period will be closed. There is also more discussion needed regarding Safe Streets, the implications of the "character preservation program", and Building Heights.
- In addition the timing of the ECAP draft release has limited public involvement and participation. During this time there are multiple national and religious holidays that are celebrated during the comment period. Many of the resident's focus is on family, friends and other matters.

A recent communication from Denver Planning indicated that "Community members have already submitted 500 comments on the first draft of the East Central Area Plan." Given the number of households within the 6 neighborhoods contained within the ECAP and the fact that a respondent is allowed to make multiple comments, this is a trivial number. By comparison, the Congress Park Development Survey <https://www.congressparkneighbors.org/2019/07/13/results-of-survey/> released 7/13/19 had more than 300 different respondents. In addition to selecting a question response, many made multiple written comments.

The Denver Planning Department needs to do more to engage the ECAP community.

By comparison, outreach associated with the East Area Plan has been much more successful. A postcard mail campaign generated more community engagement. During the CPN RNO meeting it was suggested that a similar effort be made to reach ECAP residents.

Recently the Denver Planning admitted that the current 2010 Zoning Code can readily accommodate the anticipated population growth during the planning period. This fact was previously unknown and not disclosed until after the ECAP draft release. This fact has many ramifications that need be considered and incorporated into the ECAP since many plan recommendations which affect zoning.

Finally, in a recent letter, <http://ortega.denvercitygov.net/common/mailings/index.cfm?id=185>, Councilwoman Debbie Ortega called attention to current deficiencies in the 2010 Zoning Code which allow rezoning "without a hard look at the cumulative impacts adjacent neighborhoods ... and on our infrastructure (roads, drainage, sewer, & water." She expressed the opinion that it is irresponsible to consider rezoning without addressing these concerns. The same considerations apply to the ECAP planning process which fails to address these important matters.

The ECAP planning process needs to be slowed down so that we can all carefully consider the alternatives, address displacement of current residents and small businesses, and preserve the character and integrity of Congress Park and its adjacent neighbors.

Congress Park Neighbors requests your support in extending the public comment period for the ECAP, oppose limiting continued public discussion to RNO's and similar larger entities, actively encourage a postcard mailing campaign to residents affected by the ECAP and directly support the majority viewpoint expressed by Congress Park residents.

Respectfully,

Congress Park Neighbors Inc Board Of Directors

Rodney Allen, President

cc: CW District 9 Candi CdeBaca, CM District 8 Christopher Hinds, CW At-Large Robin Kniech, CW At-Large Debbie Otega, CW District 5 Amanda Sawyer, CPD City Planner Senior Scott Robinson, CPD City Planner Principal Curt Upton