

Dear Greenwood Village Neighbors,

May 11, 2017

Although we currently serve on the Greenwood Village City Council, our views expressed in this letter are given as private citizens and neighbors. Please feel free to forward this letter to others.

We encourage you to vote "No" on Referendum 1. Ballots are due by June 6th.

The proponents of Referendum 1 have been misleading in their elaborate and expensive advertising campaign paid for by a developer that stands to benefit from its passage. They are promoting the concept that traffic on Orchard Road will improve if changes to the Comprehensive (Comp) Plan are made but they do not mention anything about the impact it will have on both Belleview and I-25. The reason is that Greenwood Village has no jurisdiction over those two roads which are under the authority of the Colorado Department of Transportation (CDOT).

Therefore, the City has no ability to mitigate or improve traffic on Belleview or I-25, both of which will undoubtedly become more congested if a high density project is approved. Passage of Referendum 1 will open the door for such a project to be built which could increase traffic by up to an additional 27,000 car trips per day, at least half of which will most likely feed onto I-25. Traffic studies from the developer (who owns or has options on this property) project that 24% of those cars will flow from or onto Belleview which could increase the number of cars on that road by over 6,000 per day. For those who have experienced congestion on Belleview in the morning and evening rush hours, you know that the current traffic problems are unacceptable. Passing Referendum 1 will provide for the potential of even more traffic and longer commutes.

I-25 is an even bigger problem. During the height of rush hour, I-25 can be a virtual parking lot with speeds often moving at 5-10 miles per hour or less through the south corridor. Traffic studies for the Orchard Station Subarea do not address anything related to I-25. So why would we pass a referendum that might worsen that nightmare? Logic dictates that we should not. Is this the Village that we desire? We don't believe so.

Additionally, for the developer to mitigate or expand Orchard Road traffic means removing the trees and flowers to extend the westbound turn lanes and tunneling out under the I-25/Orchard bridge, making it resemble the I-25/Arapahoe bridge. The proponents also fail to mention the impact on Quebec or DTC Boulevard, neither of which have plans for improvement.

The proponents are also trying to persuade residents that if changes to the Comp Plan are voted down, then no new development can happen and it will only be the status quo. This is nonsense and simply not true. The current Comp Plan allows for a single developer project but it has limitations on height, density and mixed-use. It also puts more constraints on City Council which we believe is a positive given the expressed views and voting record of the current Council. Five members of Council favor this referendum which opens the door for high density. Only the three of us have publicly expressed and voted for keeping the current plan in place thereby limiting the size and scale of future developments.

After reviewing the Yes campaign mailers and website material, we find several of their other claims to not only be misleading but irresponsible. We ask all voters to view them with a healthy amount of skepticism and question the motives behind these claims.

There are some good things in the proposed changes to the Comp Plan but it fell short of putting limitations on density, height and mixed-use for future developments. Therefore, we will be voting "No" on Referendum 1 and encourage you to do the same. In addition to controlling traffic, it helps maintain the unique character of what makes Greenwood Village such a desirable place to live. At least 12 former City Councilmembers, Planning and Zoning Commissionaires and a Mayor have also voiced their opposition. There is a citizens group organized against this referendum; you can learn more about how to get involved at SaveOurVillage.org.

Best regards,

Dave Bullock George Lantz Steve Moran