

From: [Stephen Fagan](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Please Support TIF for 38th & Huron
Date: Monday, May 15, 2023 11:09:16 AM

I live just diagonally across 38th from the proposed 38th & Huron project. The old equipment site area has been an eyesore with trash filling the empty space for the past few years, which I always thought was a shame given it's closeness to the light rail station and Denver's core. I was excited to learn about Continental's plan to build much needed housing on this site. Then, I also learned how much infrastructure work they will be completing to make the entire area better. Having more sidewalks to help people get to the light rail station will be much appreciated having another entry point to the Fox North area from 38th will help alleviate traffic. The far east side of Highland and Sunnyside as well as the Fox North area are lacking much needed retail and restaurants and I with this project slated to finished even before some of the other projects in the area get started, I believe the restaurant/coffee/retail spaces proposed are a huge community benefit.

Not only is Continental Realty Group building a great project, they are helping the entire community by providing affordable housing and much needed infrastructure. I hope you support their request for tax increment financing since the project will help realize many of Denver's goals and needs.

Stephen Fagan

Jason Street

Denver, CO 80211

From: [Isiah Salazar](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Support for TIF at 38th & Huron
Date: Tuesday, May 9, 2023 4:02:50 PM

Denver City Council Members –

As a longtime property owner on “Fox Island” near Continental Realty Group’s 38th & Huron project, including The Assembly (student housing) and an adjacent commercial node, I encourage Denver City Council to support the TIF request for this project.

First, it is exciting to see the city’s station area plan coming to fruition. Continental plans to utilize their property’s full zoning to build their mixed-use project, which is exactly what we want and need near a transit station. Maximizing housing near the light station, which also includes affordable options, makes this a thoughtful development.

Because Fox North was historically an industrial area, it lacks much of the infrastructure needed to realize the city’s development plans. Continental’s project will provide key infrastructure elements for future development, not just their own. Continental’s investment in this infrastructure is much needed as we look to make this area a community. They will be adding more sidewalks and connecting streets, which will make the area more walkable, connected and welcoming. There are also hidden infrastructure upgrades such as increasing the size of utilities to better accommodate the many projects planned for the area.

Lastly, students at The Assembly Student Living, are looking for more amenities, so I am thrilled there will be a small retail area on the first floor of the project. Not only does this retail help activate the area, it will provide residents options within the community to eat, drink & shop without crossing the railroad tracks to the west or I 25 to the east.

Please support TIF for the 38th & Huron project.

Isiah Salazar

3900 Elati St, 4040 Fox St, 639 Fox St, 3901 Elati St, 3911 Fox St, 4125 Elati St, 4209 Elati St
Denver, CO 80216

Isiah R. Salazar
Central Street Capital, Inc.
150 East 10th Avenue
Denver, CO 80203
Phone: 303.989.3900
isalazar@centralstreetcap.com
www.centralstreetcapitaldenver.com

From: [Clay Iman](#)
To: [dence - City Council](#)
Cc: DGlover@crlassociates.com
Subject: [EXTERNAL] Support TIF at 38th & Huron on 5/15
Date: Friday, May 12, 2023 2:16:45 PM

Denver City Council Members –

As a property owner near Continental Realty Group's 38th & Huron project, I encourage Denver City Council to support the TIF request for this project.

Because Fox North was historically an industrial area, it lacks much of the infrastructure needed to realize the city's development plans. As we look to make this area a true community, Continental's investments in sidewalks, pipes, and street are key infrastructure needs.

Additionally, this project will activate the area with much needed retail amenities for the neighborhood. This mixed-use project, with affordable housing units, is exactly what city plans recommend and what we as property owners want and need near the 41st & Fox Station.

Please approve TIF for the 38th & Huron project.

Thank you,

Clay Iman

4055 N. Elati St. and 4104 N. Fox St.

Clay Iman

Development Partner

Highland Development Company

www.highlanddevelopmentco.com

2100 Downing St. Denver, CO 80205

303.926.4949 Office

312.292.1857 Cell

