From: Justin Archuletta
To: dencc - City Council
Subject: FW: A Call To Action
Date: Monday, November 16, 2015 4:09:17 PM
Attachments: 201511161545.pdf
DOC027.pdf
DOC026.pdf
Eliot.pdf

Legislative Services,

It may be passed some deadline, but attached are additional letters of opposition to the designation for landmark status for 2329 Eliot St.

Thanks,

Justin Archuletta

Justin Archuletta
Real Estate Denver Team / Adams Development LLC
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www.redThomes.com
justin@redThomes.com

From: Linda Miller
Sent: Monday, November 16, 2015 4:01 PM
To: Nathan Adams
Cc: Justin Archuletta
Subject: FW: A Call To Action

Here is a letter of support from Andy Cohen

Linda

From: Andy Cohen [mailto:acohen@webbstrategic.com]
Sent: Monday, November 16, 2015 4:00 PM
To: Linda Miller <linda@redThomes.com>
Subject: Re: A Call To Action

Linda,

Super last minute, but hopefully you can add to the pile.

Andy

On Wed, Nov 4, 2015 at 1:49 PM, Linda Miller <linda@redthomes.com> wrote:

> Hello Andrew and Brenda,

Please support a fellow neighbor and a growing and changing community. 2329 Eliot St in Jefferson Park is under contract to be purchased by Adams Development and redeveloped into 18 for sale townhomes. 4 neighbors have filed a hostile (against the owner's wishes) designation in an effort to stop development under the guise of saving an old house. It is actually hard to believe they can do this to another person's property, but there is a city ordinance with extremely low requirements that is being abused to allow this.

The sale and redevelopment of this property is a good thing for:

The Current Owner:

His home is in extremely rough shape and he wants to sell to someone that is not concerned with the condition of the home or that may have inspection objection issues later. This is a serious property rights issue as the owner would lose hundreds of thousands of dollars in value if his home is designated historic. He has been a resident of Jefferson Park for 40 years. I do not know any property owner that would want sanctions changing their property's allowable use forced upon them and that is what this is.

The Denver Housing Market:

We need more For Sale inventory and our city is growing at a faster pace than we are building at.

The Neighborhood:

This is good for the neighborhood as the product being built is For Sale product. For sale/homeowners vs. renters is better for the long term health of a neighborhood. The added density is consistent with the plan of the city (via Blueprint Denver and the latest Zoning codes) and added density in urban areas helps prevent urban sprawl. Traffic is challenging now, if we spread everyone out it will get much worse. Finally, the added density and added support to local businesses is why new amenities come to neighborhoods. This type of change is what brought Sartos (the upscale Italian restaurant neighborhood residents rave about) to the neighborhood, why Little Machine brewery recently opened for business, and what brought Jefferson Park Pub, Sexy Pizza, Cross Fit, etc.

The support that is needed is as simple as a letter—the attached can be modified or signed as-is and can be scanned and emailed back or faxed to 720-528-8183 (no cover needed). City Council will make a final determination on November 16th that will impact the current owner's property rights and what gets developed at this site. Here is a recent article in the Denver Post if you need a quick refresh or want to be brought up to speed on this issue: http://www.denverpost.com/opinion/ci_28941596/a-questionable-historic-designation-in-denver. There are other news articles written and a newscast has been televised on this issue twice now, as recently as Tuesday, November 3rd. It is very acceptable to have signatures from more than one resident at a specific address. Volume of support letters go a long way with Denver's City Council.

The City Council meeting is a public hearing on the evening of November 16th. If you have interest in attending, please let us know and we will communicate a more specific time (the agenda gets published closer to the hearing) and location. Support at Council is welcome and would be much appreciated.

Thank You,

Nathan Adams
Owner of Adams Development and Real estate Denver Team (now REDT)

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