

October 17, 2018

Denver Planning Board
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

RE: Downtown Area Plan Official Text Amendment for Central Platte Valley-Auraria District and Map Amendment Application #2018I-00131 rezoning 1901 7th Street from CMP-ENT to D-CPV-R, D-CPV-C.

Dear Chairman and Board Members:

I chair the Highland United Neighbors, Inc., Planning and Community Development Committee and I represented the Highland Neighborhood on the Downtown Area Plan Amendment for the Central Platte Valley-Auraria District. I want to express my personal support for the Central Platte Valley Auraria District Text Amendment and Map Amendment Application #2018I-00131 for 1901 7th Street.

Rhys Duggan, the representative of 1901 7th Street property, has addressed the HUNI Planning and Community Development Committee twice on the proposed map amendment and the committee members were supportive of seeing development on this site move forward.

I support the text and map amendments because:

- It puts density where density makes sense – on under-utilized parking lots – and will lessen the pressure for established neighborhoods like Highland to accommodate our City's growing population.
- It corresponds to the Central-Platte Valley-Auraria Amendment to the Downtown Area Plan, which was developed through an intensive, year-long community engagement process.
- It enables development of housing and jobs adjacent to two light rail stations, leveraging Denver's investment in transit.

I thank you for your consideration and encourage you to recommend the Text and Map Amendments for approval by the Denver City Council.

Sincerely,



Timothy C. Boers, AIA
Highland Resident