

From: [Tom Rossbach](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [dencc - City Council](#)
Subject: [EXTERNAL]
Date: Monday, April 12, 2021 1:56:24 PM

4/12/21

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a longtime resident of the Speer neighborhood, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated

with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Tom Rossbach

20 S. Pennsylvania St. #6

Denver, CO 80209

Cc: Denver City Council

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-Tom

From: [Jeff Bernard](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] 123 Speer Blvd - Landmark Proposal
Date: Wednesday, April 21, 2021 5:30:31 PM
Attachments: [Landmark Opposition.docx](#)
[Bernard Ltd Image1.png](#)
[PastedGraphic-8.png](#)
[PastedGraphic-10.png](#)
[PastedGraphic-17.png](#)
[PastedGraphic-36.png](#)

Esteemed Members of the Denver City Council:

Please find attached a letter I've written in opposition to the Landmark Preservation application to designate the Channel 7 building, located at 123 Speer Blvd, as a Landmark historic designated building.

I sincerely appreciate your work and efforts at the City and County of Denver, and I also appreciate your consideration of my thoughts in the attached letter.

Kind Regards,

Jeff Bernard, MBA, DRS Certified

Jeff@Bernard.co

(303) 564-7630

<https://Bernard.co>

<https://MetroDenver.Properties>





<https://www.pinterest.com/JLBernardDenver/>

<https://www.facebook.com/metrodenverproperties>

<https://www.linkedin.com/in/JLBernardDenver>

From: [Jason Sisk](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)
Subject: [EXTERNAL] Denver 7 Landmark Letter
Date: Friday, April 16, 2021 4:37:43 PM
Attachments: [Denver 7 Landmark Letter - J Sisk - 210416.pdf](#)
Importance: High

Ms. Hahn,

Please see attached letter regarding the landmark application Denver 7 News Building.

Thanks,
Jason

Jason Sisk | **Managing Director** | **Treeline Multifamily Partners** | 1700 Lincoln Street, Suite 3450,
Denver, CO 80203
O: +1 720 523 5736 | M: +1 303 301 4936 | jsisk@treelinemp.com

From: [Mindy Humphrey](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Landmark Designation of Denver 7 Building ~ Opposition Letter Attached
Date: Friday, April 9, 2021 4:57:58 PM
Attachments: [20210409161151445.tif](#)

Ms. Hahn,

Please find attached my letter of opposition for the landmark application for the Denver 7 news building and site at 123 Speer Blvd.

Thank you for your time, review and consideration.

Melinda L. Humphrey

From: [Kristian Lichtenfels](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Landmark Preservation Application, 123 Speer Boulevard
Date: Wednesday, April 14, 2021 9:08:17 AM

April 14, 2020

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a long-time and current resident of Denver, I understand the importance of history and the benefits that can come with the appropriate and thoughtful use or landmark designation. I grew up about a mile from the site and drive past it weekly in my regular course of business.

It is for this reason and additional reasons detailed below that I am writing to strongly oppose the landmark application for the Denver 7 news building and site at 123 Speer Blvd.

Landmark designation is an important municipal tool to preserve the culture of our city and community. Unfortunately many groups have increasingly used this tool as a blunt instrument in an attempt to stall and stymie well planned growth and development. I feel it is imperative that the city and our city council resoundingly deny this application for landmark designation on numerous grounds. Should they not express a clear and resounding denial, the city will only be fostering further misappropriation of city resources, time and this important tool, encouraging other activist groups to utilize this when historic preservation is not their goal, but simply a means to an end of stalling or stopping development.

Grounds for denial of this Landmark Preservation Application:

1. A 1970's purpose-built television studio that no longer works for the business and the operations it was built for should not be designated as a landmark.
2. The building does not rise to the level of designation in the landmark criteria, and the history, architecture and other claims in the application lack the exceptional nature and value to warrant designation over the objection of the property owner.
 - o Furthermore, not only does not meet criteria Sec. 30-3.2 requiring the structure having 'exceptional importance'. As a Denver Resident for over 30-years, and having lived close to the property, I can tell you I know of no citizen who would consider this building exceptional in any regard. It is neither architecturally or historically important or exceptional. The site is located in a wonderful neighborhood of vibrant retail and residential activity, deserving of a more comprehensive integration into the neighborhood. Furthermore, as a professional in the business of real estate, I can assure you that there would be virtually no demand for this space given its unique design and limited windows. Should it be granted historic preservation, the building will almost certainly sit vacant for decades, seeing that the news agency currently occupying has deemed it no longer functional for its

purposes.

- Additionally, the building does not only fail to meet the required three (3) of ten (10) criteria listed in Sec. 30-3.3, I would argue it doesn't meet a single one of the criteria. This is one of the reasons, I believe the city and council should not only deny this application but set an example to those applicants by denying with a resounding response, to discourage future frivolous and malintent applications.
3. We want our historic districts and landmark structures to thrive and have active and successful uses. This building, with its dark opaque exterior and uninviting ground floor is not a beneficial starting point upon which to layer on the very strict regulations and design limitations that come from Landmark designation—especially when the use that it was purpose-built for, a television studio, needs to relocate because the building no longer works for their operation.
 4. This building is not a consistent or successful example of Brutalist architecture and lacks many of the most notable qualities. Furthermore, the historic claim that a television studio should be designated as a historic landmark because the news was broadcast from that building is a stretch. There are far better ways to celebrate the news media and journalism than by landmarking one particular news studio.

Again, I want to reiterate my opposition to the landmark application for the Denver 7 news building at 123 Speer and urge Denver City Council to vote the application down.

I greatly appreciate your time in reviewing my comments here. I am hopeful my message and the additional messages from my fellow citizens is recognized in this process and helps to limit further misuse of this important urban planning and cultural preservation tool.

Sincerely,

Kristian Lichtenfels
3205 S. Gregg Ct.
Denver, CO 80210

Cc: Denver City Council
&
Kendra Black

From: [Noel Simmons](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)
Cc: dglover@crlassociates.com
Subject: [EXTERNAL] Landmark Preservation Application, 123 Speer Boulevard
Date: Monday, April 12, 2021 4:03:53 PM

April 12, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a someone who lives and works in Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Noel Walker Simmons

5068 Yosemite Court

Denver, CO 80238

Cc: Denver City Council

--

Noel Walker Simmons, MS, MA, ATR, LPC
Art Therapist and Licensed Counselor

(303) 819-2112

www.insightintegrationcounseling.com

"The first half of life is devoted to forming a healthy ego, the second half is going inward and letting go of it."

— C.G. Jung

From: [Liz Williams](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Landmark Preservation Application, 123 Speer Boulevard
Date: Friday, April 16, 2021 2:27:06 PM
Attachments: [Denver 7 \(2\).pdf](#)
[Denver 7.pdf](#)

Please see attached the two letters opposing the landmark designation of 123 Speer Blvd.

Thank you,

Liz Williams
303-881-7897

"Be kind, for everyone you meet is fighting a hard battle"

From: [Kevin Vaughan](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Letter urging "no" vote on landmark application for KMGH building
Date: Monday, April 26, 2021 10:47:53 PM
Attachments: [2021-0426 DPC letter KMGH app.pdf](#)

Kara,

Please see the attached letter, sent on behalf of the board of the Denver Press Club.

Sincerely,

Kevin

--

Kevin Vaughan, *President*

Denver Press Club

president@denverpressclub.org

Office: 303-571-5260 **Cell:** 303-882-9022

From: [Drew Kearns](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] No to Denver 7 building being Historic
Date: Friday, April 30, 2021 6:38:30 AM

Hi Denver CC,

As a Denverite, I don't want to see building that current residents and prospective buyers don't want to be in become historical landmarks. What architectural significance does a building have if businesses and owners do not want to occupy them.

Allow it to be residential, as long as it has first floor retail. Don't let it become a anti-social island with no restaurants or shops like parts of Tennyson has become.

Best,

Drew Kearns

--

Best, Drew Kearns

From: [Ryan Keeney](#)
To: [dencc - City Council](#); [City Council District 10](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)
Subject: [EXTERNAL] Oppose Landmark Designation of 123 Speer
Date: Tuesday, May 4, 2021 4:31:46 PM

Greetings,

I write in opposition to the hostile historic landmark designation at 123 Speer.

The developer has an extensive track record of adaptive reuse in other cities and has willingly collaborated with the neighborhood on the future of this site. I see no reason to believe that they are being dishonest when they say reusing this brutalist building is impractical.

This piece of land at the intersection of Speer and Lincoln has a huge potential to be a wonderful gateway into downtown Denver while also providing desperately needed housing and walkable amenities. Landmarking this property would preserve an inflexible obsolete building that precious few people have a modicum of fondness for, economically damage a news organization, and wastefully limit the community serving potential of this centralized parcel.

Please oppose this designation.

Sincerely,

- Ryan Keeney

1170 N Ogden St, Apt 405
Denver, CO 80218

From: [Jeremiah Bebo](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)
Cc: [Sean Maley](#); ashley.sterling@theparlour.net
Subject: [EXTERNAL] Opposition Letter for 123 Speer Landmark Designation
Date: Wednesday, April 28, 2021 10:13:48 AM
Attachments: [JBebo_123 Speer Opposition Letter.pdf](#)
[TheParlour_123 Speer Opposition Letter.pdf](#)

Good Morning Kara,

Please see the attached letter of opposition that I would like added to the packet for City Council for the above application. Additionally I've attached a letter from a business in Gov's Park that I do consulting for who also prepared a letter of opposition. If their letter needs to come directly from them please let me know and I can have them send it.

Best,

--

Jeremiah Bebo, AICP
jeremiahjbebo@gmail.com
(720) 470-9051
Denver, CO

From: [Lynne Valencia](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Blv. Landmark Application
Date: Tuesday, April 13, 2021 10:17:01 AM

April 13, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As someone who has worked in the KMGH/Denver7 news building at 123 Speer Blvd, I am writing to express my opposition to the landmark application that has been submitted by three Denver residents.

As a member of the leadership team with experience working in the building, I can attest that the layout, inefficiency and inherent lack of an open/collaborative nature of the building does not work for a modern media organization, let alone one that is growing like KMGH/Denver7. This is why most other television news studios in town are 2-3 stories and not separated out into a small tower like the building at 123 Speer.

News technology must adapt to meet the needs of consumers, viewers, and where the news is happening—all of which have changed drastically in recent years. As such, it is no surprise that the needs of a broadcast journalism organization have changed significantly since the 1970's when this particular building was purpose-built for. If this application is intended to celebrate KMGH/Denver7, don't punish them by forbidding them from improving their future and designating them in a very challenging building.

KMGH/Denver7 contributes to the community in a meaningful way by telling the personal stories of our residents and by informing and educating people on important issues and events.

If the landmark application is approved, Denver7's local, employee-driven plan to move and expand in the Denver area will be put to a stop. From my experience working in the building, I can understand the difficulty with adapting this dark compound of a structure into a new use.

Given all of the challenges the media has faced recently, it would be a true shame to penalize Denver7 with a historic landmark status on their building, hampering their ability to adapt and change with the ultimate goal of better serving the community. I ask that you deny the landmark application for 123 Speer.

Sincerely,

Lynne D. Valencia
4588 Hooker Street
Denver, CO 80211

Cc: Denver City Council

From: [win king](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Blvd Landmarks Application
Date: Wednesday, April 21, 2021 3:31:35 PM
Attachments: [123 Speer Blvd Support Ltr 04.21.21.pdf](#)

Kara:

Please find the accompanying letter regarding my opposition to the Denver 7 Landmarks Application.

Thank you,

Win

--

Win King
King Commercial Real Estate
C: 303-877-5889

From: [Lorii Rabinowitz](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Blvd Landmark Application
Date: Wednesday, April 21, 2021 6:29:54 PM
Attachments: [Opposition to 123 Speer Blvd Landmark Application.pdf](#)

Attached, please find my letter of opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard. Thank you.

Sincerely,
Lorii Rabinowitz
1989 S. St. Paul
Denver, CO 80210

From: [Kirstin Michel](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Blvd landmark designation
Date: Monday, April 19, 2021 7:20:43 PM

Hello,

I am short for time so I will be brief: I do not support the landmark designation of 123 Speer Blvd. Yet again, we have another application filed by residents who just don't want change in the area and are using this process as a means toward that end. The city should not support this designation and must put an end to these hostile designations.

I am a Speer resident. I walk by that building all the time with my dogs. It's neither historic, nor attractive and it's certainly not something we need to preserve for all eternity at the direct expense of housing for people.

Truly if we had sane zoning policies that allowed growth throughout the city, we wouldn't have these fights in the first place.

Thanks,
Kirstin

--

Kirstin Michel, MPA
c: 720.401.7166

From: [Skip Weller](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Blvd. Landmark application
Date: Tuesday, April 20, 2021 4:28:36 PM



4/20/2021
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

As a owner of a Denver Advertising agency who frequently works at the building, It is not a comfortable environment to conduct business.

Nothing about the building makes it a Landmark or historic property.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Samuel "Skip" Weller
7900 E Union Ave. Suite 300

Denver Colorado, 80237

Cc: Denver City Council

Skip Weller | President

C: [303-378-0504](tel:303-378-0504)

Weller Media Services

7900 E. Union Ave.

Suite 300

Denver Colorado 80237

From: [Dave Bocks](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Blvd. Landmark Application
Date: Thursday, April 29, 2021 5:24:32 PM

4.29.2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

█

Dave Bocks
686 Mariposa St.
Denver Colorado 80204

Cc: Denver City Council

From: [Paul Latham](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#); dglover@crlassociates.com; kristin.stork@thedenverchannel.com
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Friday, April 30, 2021 9:02:31 AM
Attachments: [KMGH Letter 04-22-21.docx](#)

Dear Kara Hahn:

Please find in the attached my opposition to the 123 Speer Blvd. Landmark application.

Feel free to contact me with any questions or comments

Sincerely,

Paul

Paul D. Latham
849 Uinta Way
Denver, Colorado 80230
paul@globalaccessmeetings.com
(323) 559-1256

From: [Jessica Howard](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#); dglover@crlassociates.com
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Friday, April 23, 2021 1:28:33 PM
Attachments: [123 Speer .pdf](#)

Attached you will find my letter in opposition of the 123 Speer Boulevard Landmark Application.

Best,
Jessica

From: [Tara Rojas](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Thursday, April 22, 2021 8:32:35 AM

April 22, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to share my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by very few (3) Denver citizens. It does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Tara Rojas
18906 E. 51st Place
Denver, CO 80202

Cc: Denver City Council

From: [Angela Ireland](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Wednesday, April 21, 2021 12:37:42 PM

April 21, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Angela Ireland
732 South Clarkson Street
Denver, CO 80209

Cc: Denver City Council

Angela Ireland
Design Consultant
970-402-7788



We encourage you to:
Read about us in [Denver Life Magazine](#)
Check out our new portfolio at aiinteriors.com
Or follow us on [Instagram](#)

From: [Erin Whipple](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Wednesday, April 21, 2021 11:44:33 AM

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area. I believe most of the people in Denver haven't even been contacted by the three individuals who initiated this application and if asked they would all oppose it, too.

The building history and architecture does not rise to the level of landmark designation, and the current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers, and they should be able to relocate because the building no longer works for their operation.

As such, I strongly urge you to vote no on this application.

Sincerely,
Erin Whipple
1671 Cook St.
Denver, CO 80206

Cc: Denver City Council

From: [Lisa Metzger](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Wednesday, April 21, 2021 11:31:44 AM
Attachments: [DENVER7 Letter.docx](#)

April 21, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Denver7 building at 123 Speer Boulevard.

There are several reasons why this application is not in the best interest of the community or of the current occupants.

Firstly, the building's history and architecture does not rise to the level of landmark designation, certainly not over the wishes of the property owner, Denver7.

Secondly, and most importantly, the building itself -- the layout, lack of accessibility, etc. -- does not work well with the very nature of its occupants. I can attest, as a former intern in the building and in my current role as public relations professional who often works with the Denver7 news team and executive leadership, that the layout, inefficiency, and inherent lack of an open/collaborative nature of the building does not work for a modern media organization, let alone one that is growing like Denver7.

The application would prevent Denver7 from expanding its operations and serving the needs of the viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,
Lisa Metzger
PR Director
Avocet Communications

Cc: Denver City Council

--



LISA METZGER
PR Director | [Avocet Communications](#)
o: 303.678.7102 | c: 720.771.4238
[Integrate & Ignite Podcast](#)



From: [Regina Pron](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Wednesday, April 21, 2021 6:29:36 AM
Attachments: [Letter about opposition of 123 Speer Blvd Denver 7 News Building landmark application to the Community Planning and Development Office.docx](#)

Dear Ms. Hahn and City Council members,
Please see my attached letter opposing the 123 Speer Boulevard Landmark Application. It will outline why I, a Denver resident and also someone who works at an office in Denver, oppose the application for 123 Speer Boulevard (Denver 7 News building) to become a Landmark.

Thank you,
Regina Pron

REGINA PRON / 303 901-8650 Cell
SENIOR MEDIA BUYER/
CACTUS /

[2128 15TH STREET / DENVER CO 80202](#) / P [303 455 7545](#) / F [303 455 0408](#) / [CACTUSINC.COM](#)

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From: [Mark A. Trenka](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Tuesday, April 20, 2021 7:37:11 PM
Attachments: [image001.png](#)
[123 Speer Landmark Application.pdf](#)

Mark Trenka
CENTURY 21 Trenka Real Estate
1010 15th Street
Denver, Colorado 80202

2017 Chairman Colorado Association of REALTORS®
2010 President Denver Board of REALTORS®

303-629-1000 Office
303-880-3636 Mobile

For all Metro listings: TrenkaRealEstate.com

For all Downtown and Central Denver listings: CondosAndLofts.com



From: [Andrew Abrams](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Tuesday, April 20, 2021 10:55:08 AM
Attachments: [Opposition to 123 Speer Boulevard Landmark Application \(1\).pdf](#)

April 20, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Andrew Abrams
4559 Osceola St Denver CO 80212

Cc: Denver City Council

Sincerely,

Andrew Abrams, REALTOR®
Employing Broker
303-981-6723
andrewdabrams@gmail.com

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and news sources.



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From: [Mat](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Monday, April 19, 2021 3:18:06 PM

I am writing in opposition to the historic designation application for the Denver 7 news building at 123 Speer Blvd.

These designations should be based on history and architectural importance, but it seems the decision is always passed on to City Council. This makes the decision entirely political, subject to the political pressures of neighbors who are afraid of change and are opposed to new development.

Let actual experts in history and architecture, employed by the city, make this decision, not politicians, or neighbors afraid of change. Let the city make the decision and then take responsibility for its decision. If the city were to decide a property were of such great value to the public that it should be preserved, the city should then take on the responsibility of making it accessible, beneficial and useful to the public.

I am not an expert in architecture, so I will not attempt to tell you if this building is architecturally significant or not. But I would ask those in favor of preserving it, how much time have you spent around it, on foot? Have you really felt what it's like on the sidewalks around this building, or have you only glanced at it from your car on Lincoln or Speer? It may feel like a landmark or a "gateway to downtown" for commuters cruising by in their cars, but as a person on foot it's a mostly blank concrete wall and a fenced off parking lot, hot in the summer sun and devoid of life as all its inhabitants arrive via car and are rarely seen on the street. I can tell you that I wouldn't miss it if it were gone. If it were replaced by one or several buildings with homes and businesses and activity and life, maybe even some freaking windows, I'd be quite happy.

Mat Trostle
43 S Sherman St.
Denver

From: [Maggie Scivicque](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Monday, April 19, 2021 11:24:48 AM
Attachments: [arc Thrift Stores Letter.pdf](#)

Kara

Please find a letter from our CEO regarding the Landmark application. Thank you in advance for your consideration.

Maggie Scivicque
VP of Marketing
303-229-1438

From: [Ryan McCaw](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Monday, April 19, 2021 10:45:08 AM

April 19, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As an experienced local developer and property manager in Capitol Hill, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway. Moreover, redeveloping this site and maximizing density is key to helping the community attain its sustainability-related goals and support walkable, pedestrian scale retail in the area.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site, including myself.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site. Moreover, it would invalidate years of extensive comprehensive planning efforts that designated this site and surrounding properties for a particular future land use. What's the point of these long-range planning endeavors if a few residents can circumvent the process through hostile historic landmarking?

I manage 1119 N. Pearl St., a truly relevant historic and beautiful property a short walk from the Denver 7 site. With Racine's closing, I've noticed a rapid increase of homeless people congregating in this area (as have my tenants), disinterested in taking advantage of Denver's new generous open camping sites, new affordable supportive housing options, and tiny homes opportunities. All of the sudden, the area surrounding the Denver 7 site has rapidly deteriorated and is impacting quality of life for neighborhood residents and employees. Placing additional burdens on this site's redevelopment prospects will encourage the site to further languish and only intensify problems already negatively

affecting myself and the tenants living at 1119 N. Pearl St. among others.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Ryan McCaw, LEED AP
Property Manager
Unlimited Apartment Services, LLC
1119 N. Pearl St.
Denver, CO 80203

From: [April Schofield](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Saturday, April 17, 2021 9:33:36 AM
Attachments: [Landmark Preservation.pdf](#)

Dear Ms. Hahn and Council Members:

Please find attached a letter to include in the packet for the 123 Speer Boulevard Landmark Application.

Thank You,
April Schofield
720-212-6806

From: [Brooke Williamson](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Saturday, April 17, 2021 5:37:55 AM
Attachments: [Opposition to 123.pdf](#)

From: [Monica Ortega](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Friday, April 16, 2021 12:34:36 PM
Attachments: [Channel 7 Landmark Application Opposition Letter-Monica Ortega.docx](#)

From: [Peter Merrion](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#); [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Wednesday, April 14, 2021 10:39:39 AM
Attachments: [123 Speer Objection.pdf](#)

Good morning, please find a letter attached outlining my objection to the aforementioned application, thank you.

From: [Kelli Kindel](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Wednesday, April 14, 2021 8:57:33 AM
Attachments: [Denver7 Letter.pdf](#)

Thank you, Kara, for your attention to this important landmark issue.

Kelli Kindel

*Kelli R. Kindel
Event Guru & Gofer
Kelli Kindel Events, Inc.
P.O. Box 370075
Denver, CO 80237-0075
303-584-9191 (direct)
303-882-7487 (cell)
303-584-9292 (fax)*

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From: [Leon McBroom](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Tuesday, April 13, 2021 9:46:39 PM

4/13/2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Denver property owner and a businessperson working in Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

Furthermore, and as someone in the real estate capital markets, I can tell you that landmarking this building will deter local, domestic and foreign capital from investing in this great city!

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Leon McBroom
3400 Larimer St
Unit #107
Denver, CO 80205

Cc: Denver City Council

From: [Leon McBroom](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Tuesday, April 13, 2021 9:38:48 PM

4/13/2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Denver property owner and a business person working in Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Leon McBroom
3400 Larimer St
Unit #107
Denver, CO 80205

Cc: Denver City Council

From: [Barry Edmonds](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Tuesday, April 13, 2021 7:16:09 PM
Attachments: [KMGH Building.docx](#)

To whom it may concern:

I am Barry Edmonds, former employee of KMGH-TV. I worked Channel 7 Engineering from 1971 until retirement in 2018. My father started at KLZ Radio and TV in 1954 until his death in 1977. I grew up roaming the old building and working in the new one.

KLZ-TV and Radio operated from an old auto dealership from 1953 until 1969 at 6th and Speer Blvd. For 16 years, broadcasting from the old building was harder and harder as the technology and demands for more staff grew. This prompted the construction of the current building by Time-Life Broadcasting, providing enough space for foreseeable future growth.

There was nothing noteworthy about the building. It was state of the art for the current time, as other big broadcast companies were housed in similar facilities. As technology advanced for broadcast television and radio, the "state of the art" building has slowly proved to be inadequate. I worked through several projects before retirement trying to meet floor space, structural and electrical requirements to get them accomplished. There is not enough HVAC, structural or electrical service available for any future growth in this building.

If a company is to continue broadcasting from the current location, this building should be demolished and replaced with one that allows for future growth and sustainability. It is not a landmark; it is just an old and outdated building.

Thank you,

Barry Edmonds

From: [Victoria Stone](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Monday, April 12, 2021 8:46:03 AM

April 12, 2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As an advertiser client of Denver 7, I attended meetings often in their building at 123 Speer Blvd for 6 years from 2014-2020. I am writing in opposition to the landmark designation application of the Denver 7 news building.

I saw firsthand how the Denver 7 staff has outgrown this space over time. The facilities are aged and don't meet the needs of this leading media company in Denver.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Victoria Stone

Home address: 7205 Othello Street, Castle Pines, CO 80108

Business address: 3513 Brighton Blvd, Denver CO 80216

Cc: Denver City Council

From: [erika Sabatos](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Sunday, April 11, 2021 8:32:40 PM

4/11/2021

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard. As a vendor who frequently held meetings in that building, the building history and architecture does not rise to the level of landmark designation.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,
Erika Sabatos
1326 S. Monroe Street
Denver, CO 80210

Cc: Denver City Council

Erika Sabatos
She/Her/Ma'am
e: erika@emedia.cc
ph: 720.234.5116



From: [Brandon Volskis](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application
Date: Friday, April 30, 2021 1:10:30 PM

4/30/21

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Brandon Volskis
1253 Elizabeth St.
Denver, CO 80206

From: [Max Roha](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Please don't make Denver 7 a Landmark.
Date: Friday, April 9, 2021 4:29:29 PM

Let's be honest it doesn't look that great and if the denver neighborhoods that my aunts and uncles and their families grew up in were allowed to get torn down because of the times then buildings in downtown should be able to change with the times except for some of the exceptional buildings from Denver's history like the brown palace or the train station.

Sincerely,
Maxwell Rodriguez-Harman
2734 N Adams st
4/9/21

From: [Toby Ertelt](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] RE: Landmark Denver 7
Date: Tuesday, April 20, 2021 11:41:21 AM

Insert Date

Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a resident of Green Valley Ranch, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Toby Ertelt
19776 E. 47th Pl., Denver, 80249

From: [Jeremy Irwin](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] Re: Landmark Preservation Application, 123 Speer Boulevard
Date: Friday, April 9, 2021 12:50:58 PM

Dear Ms. Hahn,

I'm writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture *do not* rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application. Thank you for your time and consideration.

Sincerely,

Jeremy Irwin

4751 Broadway

Bldg C

Denver, Co 80216



JEREMY IRWIN
CEO / CCO / OCD
M: 303.949.5494



From: [Deborah Ortega - Councilwoman At Large](#)
To: [dence - City Council](#)
Subject: FW: [EXTERNAL] No to Preserving Denver7 Building
Date: Friday, May 7, 2021 2:28:39 PM



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Virginia Nahmensen <vrounds88@gmail.com>

Sent: Friday, April 30, 2021 10:21 AM

To: Hancock, Michael B. - MO Mayor <Michael.Hancock@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; District 9 <District9@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>

Subject: [EXTERNAL] No to Preserving Denver7 Building

Dear All,

I am saddened to see yet again three Denver citizens trying to take away the property rights of a Denver property owner. I personally have been through this process and can speak from experience that it is extremely stressful. Please don't put the unwanted historic landmark burden on the Denver7 team. They have every right to sell their building and move to a better suited place for their team. I drive by the Denver7 building every day for work and have always thought it appeared misplaced and doesn't fit the look of our city. Not to mention, Denver needs more housing and this is the perfect location for that. The current building is not energy efficient and is a giant burden on the current owners. The historic process really needs to be revised as we cannot have citizens who have no tie to a building stepping in and blocking a sale. Please vote no to preserving the Denver7 building.

Thanks,
Virginia Nahmenssen
62 Emerson St
Denver, CO 80218

From: [Deborah Ortega - Councilwoman At Large](#)
To: [dence - City Council](#)
Subject: FW: [EXTERNAL] Oppose the Hostile Designation of the Channel 7 Building (123 Speer)
Date: Friday, May 7, 2021 2:25:19 PM



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Evan Frasz <info@email.actionnetwork.org>
Sent: Monday, May 03, 2021 4:54 PM
To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>
Subject: [EXTERNAL] Oppose the Hostile Designation of the Channel 7 Building (123 Speer)

Debbie Ortega,

I wanted to write in to support of building new housing in Denver . We need to allow as much new apartment building as possible and because of that I oppose the hostile landmark designation at 123 Speer. Landmarking will either completely stop the construction of housing at the site, or cause any units to be even more expensive.

We have a housing crisis in large part because privileged neighborhoods were able to use tools like single unit only "exclusionary" zoning and landmarking to prohibit new housing.

Please oppose this designation.

Evan Frasz
evanfrasz@gmail.com
2910 N Fillmore
Denver, Colorado 80205

From: [Deborah Ortega - Councilwoman At Large](#)
To: [dencc - City Council](#)
Subject: FW: [EXTERNAL] Oppose the Hostile Designation of 123 Speer
Date: Friday, May 7, 2021 2:26:24 PM



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: Stephen Benchik <info@email.actionnetwork.org>
Sent: Monday, May 03, 2021 4:50 PM
To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>
Subject: [EXTERNAL] Oppose the Hostile Designation of 123 Speer

Debbie Ortega,

I wanted to write in to support housing and oppose the hostile designation at 123 Speer. Landmarking will either completely stop the construction of housing at the site, or cause any units to be even more expensive.

We have a housing crisis in large part because privileged neighborhoods were able to use tools like single unit only "exclusionary" zoning and landmarking to prohibit new housing.

Please oppose this designation.

Stephen Benchik
stevebenchik@gmail.com
1974 S University Blvd #7
Denver, Colorado 80210