

August 27, 2018

Richard A. Ninneman  
HOA Board President  
One Wynkoop Plaza Condominium  
1735 19<sup>th</sup> Street Unit 3B  
Denver, CO 80202

Dear Denver City Council members,

I am writing this letter support on behalf of the residents and the Board of Directors of One Wynkoop Plaza Condominiums, located at 1735 19<sup>th</sup> Street Denver, CO, which is on the Wynkoop walkway leading to the left field entrance of Coors Field.

We have been engaged in collaborative Dialogue on the West Lot project with the Colorado Rockies since August 2, 2017. We as a board have been pleasantly surprised at the level of cooperation between the Rockies West Lot development team and all parties directly affected by the project. They have asked our opinion and have shared their dreams, desires and plans for the West Lot. They have taken our criticism and recommendations to heart and we now see these recommendations reflected in the plans for the project. Truly a pleasant and eye opening experience.

We are also in support for the PUD and rezoning which will allow the West Lot project to move forward and adhere to the proposed construction calendar. Overall, the HOA Board of Directors and the residents of One Wynkoop Plaza are very pleased with the aesthetics and quality of the proposed building as we face some very much less attractive new construction off the north of our building looking towards Wewatta Street.

We believe that this building will enhance our property values, be a great addition to the LoDo community and provide a much needed and valuable family focused environment in Lower Downtown. Not only will this be a contributing building to this part of Lodo, but it also will help fund capital improvements for the real anchor, Coors Field, which is and will continue to be a huge public benefit because of this project.

Imagine stepping off the "A" Line from DIA, walking 3 blocks and stepping into the courtyard with all the shops, restaurants and features proposed. I personally believe that the West Lot project will quickly become, if not the top, but certainly one of the top attractions in Denver

Regards,



Rick Ninneman

08/27/18

Date

CC Elizabeth Weigle