

## Ruby Hill-Godsman Neighborhood Association



October 2, 2017

RE: Letter of Support for Broadway and I25 Tax Increment Proposal

Dear Members of Denver City Council,

This letter, provided by the Athmar Park Neighborhood Association, the Overland Park Neighborhood Association and the Ruby Hill-Godsman Neighborhood Association is acknowledgment of our collective full support of the proposed Tax Increment Financing plan for the former Gates Rubber Factory site. Further, we are supportive of the land swap and drainage agreement between the City and Broadway Station Partners. Information regarding these proposals was provided to our organizations through the Broadway Station Advisory Committee (BSTAC) and via presentations at our general membership meetings in September 2017. As representatives of the neighborhoods west of the redevelopment we are appreciative that the proposal will assist in delivering projects identified in the Station Area Plan, especially the construction of infrastructure that will provide for east/west connectivity between our neighborhoods and the Broadway/I25 transit station.

Sincerely,

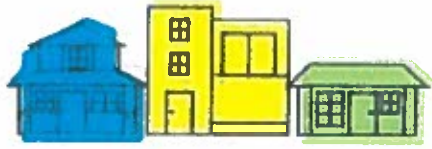
Ian Harwick, President Athmar Park Neighborhood Association

Scott Bolt, President Ruby Hill-Godsman Neighborhood Association

Mara Owen, President Overland Park Neighborhood Association



Platt Park People's Association ~ P.O. Box 100848 ~ Denver, Colorado 80250



September 27, 2017

**Via Email & US Mail**

Honorable City Councilmembers  
City and County Building  
1437 Bannock St  
Denver, CO 80202

Dear City Council Members,

The Platt Park People's Association ("3PA") is a registered neighborhood organization with the City and County of Denver. 3PA represents nearly 3,000 homes and various businesses in the Platt Park Neighborhood bounded by Broadway on the west, S. Downing on the east, Evans on the south and I-25 and Mississippi on the north.

Charles Knight, a member of our Committee for Responsible Development ("CFRD") has represented 3PA on the Broadway Station Advisory Committee ("BSTAC") since 2015. The BSTAC has been briefed over the past several months regarding the proposed Tax Increment Financing package and the land swap/drainage proposal. In addition, representatives of DURA, the City and County of Denver, and Broadway Station Partners provided a briefing for our neighborhood at the general membership meeting that occurred on September 19, 2017.

We believe the proposed tax increment package and the land swap/drainage proposal is an important next step toward getting the former Gates Rubber Factory site redeveloped and we are hopeful you will support both items. We are excited about the aspects of the master plan that help implement the community's vision as laid out in the station area plan including major pieces of infrastructure that allow connections between neighborhoods both east and west of the site.

Sincerely,

A handwritten signature in black ink that reads "Ashley E. Arroyo". The signature is written in a cursive, flowing style.

3PA Board



September 27, 2017

RE: Letter of Support for Broadway and I25 Tax Increment Proposal

Dear Members of Denver City Council:

I am writing to express my support for the Broadway/I25 redevelopment plan that you will consider on Monday, October 2, 2017.

As a member of the Broadway Station Advisory Committee since 2015, I have reviewed information relative to the project and the tax increment financing for the project. I believe that the tax increment financing is beneficial as it allows for implementation of many pieces of the station area plan.

As a business owner on the South Broadway corridor, I look forward to seeing this section of Broadway reinvigorated after being vacant for so long.

Sincerely,



Kimberly Tennison

Spencer House Antiques





September 29, 0217

Councilman Jolon Clark  
Council District 7  
via email [Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)

Re: Bills 17-1004, 17-1005, and 17-1006

Dear Councilman Clark:

The West Washington Park Neighborhood Association (WWPNA) Board voted by email on September 26, 2017, with all members responding, 12-0-0 on the following motion:

*WWPNA supports the following bills in connection with the redevelopment of the Broadway Station, a transit-oriented development bordering the WWPNA western boundary:*

*(1) Bill 17-1004 (the I-25 and Broadway Urban Redevelopment Plan);*

*(2) Bill 17-1005 (to provide Tax Increment Financing ("TIF") for the Broadway Tax Increment Area defined in the Bill, which would finance infrastructure improvements in connection with the redevelopment of the Broadway Station area); and*

*(3) Bill 17-1006 (to provide for a land swap to reconfigure Kentucky into the project site, pursuant to a new Land and Easement Conveyance and Drainage Agreement).*

WWPNA has been involved in projects occurring at the old Gates plant area since 2001 and we participated in the most recent public planning process for the area currently under consideration for City Council approval. We appreciate the transparency this process provided to the surrounding neighborhoods, including West Washington Park, which will be impacted by development at the site for decades to come.

Without limiting other important issues, WWPNA stresses to Council that good east-west connectivity to and from the site is essential. Access across the river to S. Platte River Drive that allows for safe crossings by vehicles, pedestrians and cyclists should be provided.

WWPNA encourages City Council to pass these bills so that the redevelopment project may move forward in line with the plans outlined at the series of Broadway Station Advisory Committee meetings held by the developer leading up to today. We look forward to an ongoing relationship with the parcel owners, the City and other stakeholders through the planning and development process.

West Washington Park Neighborhood Association, (WWPNA) is a Registered Neighborhood Organization. Our boundaries are Speer Boulevard on the north, I-25 on the south, Downing Street on the east and Broadway on the west and include approximately 9400 total residences and businesses. Our membership is voluntary and requires an annual dues payment of \$20 per household (\$10.00 if over 65).

Sincerely,



Sherri Way  
President

West Washington Park Neighborhood Association

cc: **Rafael Espinoza, Dist. 1, [Rafael.Espinoza@denvergov.org](mailto:Rafael.Espinoza@denvergov.org)**  
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**Mary Beth Susman, Dist.5, [MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)**  
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