



DOWNTOWN DENVER PARTNERSHIP, INC.
DOWNTOWN DENVER, INC.
DENVER CIVIC VENTURES, INC.
DOWNTOWN DENVER EVENTS, INC.

511 16th Street, Suite 200
Denver, CO 80202-4250
Tel: 303.534.6161
Fax: 303.534.2803
www.downtowndenver.com
info@downtowndenver.com

December 29, 2010

The Honorable Chris Nevitt
City Council President
City and County of Denver
1437 Bannock Street, Room 400
Denver, Colorado 80204

RE: Colorado National Bank Building Redevelopment, 17th and Champa

Dear Council President Nevitt:

On November 17, 2010, the Board of Directors of Downtown Denver, Inc. unanimously voted to support the Denver Urban Renewal Authority's proposed amendment to the Downtown Denver Urban Renewal Plan to include a project for the adaptive reuse of the current Colorado National Bank Building (located at the intersection of 17th Street and Champa Street) that will transform the currently vacant building into a full-service hotel.

The Board noted the following compelling circumstances in its support of the proposed amendment:

- the existing structure is vacant and blighted;
- the proposed adaptive reuse would preserve and restore key architectural features including the exterior facades and the interior lobby space;
- the project is consistent with the 2007 Downtown Area Plan, specifically:
 - The Downtown of the Rocky Mountain Region, Section A1g – Preserve, reuse and reinvest in historic buildings and places throughout Downtown;
 - District Evolution, Section D1c – Retain and reuse historic buildings to fortify the distinct identity of districts; and
 - Sustainable Use of Resources, Section E3a – Encourage reuse of existing buildings to retain embedded energy.

The Board strongly encourages the Denver City Council to approve this proposed amendment to the Downtown Denver Urban Renewal Plan.

Sincerely,

Tami Door, President and CEO
Downtown Denver, Inc.

COMMUNITY
PLANNING
EXPERIENCE
ENVIRONMENT
TECHNOLOGY
LEADERSHIP