



May 16, 2013

Chris Gleissner
CPD-Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Re: Colfax on the Hill (RNO) support of CB13-0156
16th and Milwaukee, from H-1-A and H-2 to G-MU-5

Dear Mr. Gleissner:

The zoning map amendment is in keeping with the mission of Colfax on the Hill to revitalize and redevelop our East Colfax corridor with its boundaries of 16th to 14th Avenues from Broadway to Colorado Blvd. The Board of Directors of Colfax on the Hill, Inc. voted to unanimously support the proposed zoning amendment: 10 in favor; 0 opposed; with 1 abstention. The board voted its support after having followed this proposed 175 unit apartment project for over a year and especially appreciates the time and effort Picerne Group Managing Director Christopher Davis and his associates have taken to reach out to the neighbors and neighborhood organizations, including Colfax on the Hill, which is comprised of property and business owners, non-profits and area residents in the East Colfax Corridor.

The COTH board supports the Picerne rezoning and apartment project due for these main reasons:

- Its proposed n-fill residential stock, projected for 175 "luxury" apartment units added to the housing mix on lots that have been vacant going on 10 years
- The Addition of walkable housing to and from Colfax businesses
- The increase in adjacent neighborhood buying power for the COTH district
- The project will include on-site parking

Thank you for conveying this letter of support to the Planning Board and Denver City Council.

Sincerely,

A handwritten signature in black ink, appearing to be "DN" or similar initials, written in a cursive style.

Don Novak, President
Colfax on the Hill, Inc.