



4500 W. Colfax Avenue
Denver, CO 80204
(303)623-3232

VIA EMAIL

January 20 , 2015

Susan Shepherd
City Council District 1
City and County of Denver

Re: Modified St. Anthony's Redevelopment Plan and TIF in Support of Commercial Projects

Dear Ms. Shepherd:

On behalf of the West Colfax Business Improvement District (WCBID), I am writing to express our strong support for amending the St Anthony's Redevelopment Plan and related TIF agreements in order to bring the Alamo Cinema and Draft House and other commercial projects from Littleton Capital Partners to Block 7 of the redevelopment site. These are precisely the kind of anchor investments that the district has sought to spur further retail investment and attract locally serving business to West Colfax.

We are pleased to support this development for the following reasons:

1. The proposed projects are consistent with the City's adopted plans, including the West Colfax Plan and the St. Anthony Urban Redevelopment Plan, both of which contemplate the use of TIF to support redevelopment and reinvestment on West Colfax.
2. The proposed development of office on the site will help to grow and diversify the employment base of West Colfax and the development of retail will provide much needed neighborhood serving services that are lacking along the corridor today. The Alamo Cinema and Draft House will anchor not only the site, but adjacent retail along West Colfax Avenue and planned along Raleigh Street. Bringing both jobs and amenities, the project has transformative potential for our business district and area residents.
3. We've been extremely impressed by Alamo's, Littleton Capital Partner's, and EFG's commitment to West Colfax. They have been exemplary partners in supporting events like the Movie Night at Sloans Lake and other events highlighting changes on West Colfax, and are enthusiastic

partners of the business district. We applaud their commitment to West Colfax's revitalization, and are confident that the proposed financing tool will play a key role in bringing that about.

For these reasons the West Colfax BID hopes that you and your colleagues will strongly consider approving the proposed amendment to the urban redevelopment plan and associated agreements related to the TIF. We are confident that these will bring countless benefits to Denver and the West Colfax community.

Thank you for your consideration of this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Shah', written in a cursive style.

Dan Shah
Director