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November 5, 2021

Brian Toerber
Inspire Investment Group
10940 S. Parker Rd. #442
Parker, CO 80134

Re: 3015 E. Colfax Avenue Redevelopment

Mr. Toerber:

Capitol Hill United Neighborhoods, Inc. ("CHUN"), Denver's largest, oldest registered neighborhood organization (RNO), **is pleased to support the renovation and redevelopment of the property located at 3015 E. Colfax Ave., Denver, CO 80203.** More specifically, we cite the following reasons for this support:

1. **Public-private partnerships are essential to Denver's future.** Leveraging resources made available through the Denver Urban Renewal Authority, as well as the private investments of Inspire Investment Group, is a wise step.
2. **Inspire Investment Group has appropriately engaged CHUN.** You demonstrate a commitment to other RNOs. Community investments with neighborhood organization input is paramount. We are thrilled to have been engaged in these conversations for several years now.
3. **Our board believes in preserving historic properties throughout CHUN's ten neighborhoods.** The redevelopment of the property is consistent with our organizational goals to save older architecture.
4. **Activating community spaces and bringing Denverites together is critical.** This project will provide unique, public spaces along the Colfax Ave. corridor; the neighborhood serving amenities are to be recognized.
5. **Innovative design and creating multiple uses in the South City Park neighborhood make sense.** Uses such as hotel accommodations, café, and public pool will be permitted in an area of the city requiring activation.

Finally, the proposal aligns with the City and County of Denver's planning documents, such as Comprehensive Plan 2040, East-Central Area Plan, and Blueprint Denver. Further, the All Inn Motel addresses our interest in creating a welcoming, inclusive, and accessible community asset.

On Thursday, October 28, 2021, the CHUN Board of Directors held a regularly scheduled board meeting. At that meeting, Ryan Keeney, moved to support this project. The motion was seconded by Charles Nusbaum. Twenty board members voted in favor of the project, none opposed, and two board members abstained. Should anyone have questions concerning our support, they can contact me at 303.817.5744 or email travis.leiker@chundenver.org.

For Denver,



Travis Leiker, MPA
President & Executive Director | Capitol Hill United Neighborhoods, INC