

December 15, 2022

Stephen Wilson  
Senior Development Project Administrator  
City & County of Denver  
201 W. Colfax Avenue  
Denver, CO 80202

Dear Mr. Wilson,

This letter is being sent on behalf of the Scott Family as the property owner of 500, 501 & 555 Wazee Street regarding the Large Development Review (LDR) application and latest draft concept Infrastructure Master Plan (IMP) for Ball Arena in Denver.

We have met with the applicant, Kroenke Sports Enterprises (KSE), and their design team multiple times and generally support the latest site design and infrastructure concepts in the LDR application and plans dated October 24, 2022, with a few important conditions.

In the LDR and IMP plans, the new proposed Wynkoop Street runs over of our property and would require our ownership to make an approximate 12,570 square foot right-of-way (ROW) dedication on the northern part of our 551 Wazee property. See "ROW dedication" on Exhibit A.

Additionally, some plans and/or sections of the LDR application show an east-west pedestrian connection between the new Wynkoop Street and Auraria Parkway that would run over and between our 500 & 501/555 Wazee Street properties. This would require our ownership to make another approximate 14,040 square foot easement or dedication for this potential pedestrian connection. See "Wazee St. Easement" on Exhibit A.

We are supportive of the "ROW dedication" for Wynkoop Street, with the condition that we will continue to be engaged and have a role in the future of any potential "Wazee Street connection or easement". A "Wazee Street connection or easement" in this location would have a significant impact on our 500 Wazee Street property and leave it in a very challenging lot configuration with limited floor plate options making certain uses unachievable.

With the new Wynkoop Street alignment, a very small sliver of KSE property appears to separate our 501 Wazee Street property from fronting Wynkoop. We need to clean up this property frontage with KSE in order to be fully supportive of the future Wynkoop ROW.

Lastly, we have been following discussions with respect to the Old City Hall View Plane and its impacts on the site. Like KSE, our properties fall within the view plane area and we are fully supportive of the future vision of this area—as set forth in the Downtown Area Plan

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Amendment for the Central Platte Valley/Aurora District, as a vibrant addition to downtown without the old view plane which does not offer mountain views in keeping with its namesake.

We have a very positive working relationship with KSE and look forward to seeing the Ball Arena plans move ahead and revitalize this underutilized area of our great downtown.

Please do not hesitate to contact us if you have any questions or require any further clarifications.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Scott", written in a cursive style.

Landon Scott

Exhibit A

