Dear Councilwoman Sawyer, Councilman Herndon, Councilwoman Kniech, Councilwoman Ortega, and Ms. Huggins:

My name is Steve Elkins, and I reside at 1245 Quince St. in the East Colfax neighborhood and before I moved to my home in April 2017, I was a resident of the Bellevue-Hale neighborhood. I am writing you as a citizen and a property owner and my comments are solely my own thoughts and opinions.

I write to you in strong support for not only this Plan but also for Ms. Huggins' committed effort over many months where she has actively engaged the East Colfax neighborhood about this Plan. Ms. Huggins has been clear about what this Plan is and what this Plan is not. I have attended many meetings where she has presented and taken sometimes tough questions from East Colfax neighbors and answered with the information requested in a thoughtful and engaging way.

I will tell you that few, if any, of my day to day and weekly shopping needs can be accomplished in my immediate neighborhood. I prefer to do my shopping in Denver to support local businesses and keep my tax dollars in the City, however, on a weekly basis I find myself in the suburbs to experience retail businesses that I simply cannot find along Denver's Main Street, Colfax Avenue, even though I live within 3 blocks walking distance from it. I find myself in my car more than I like, which I would prefer to walk or bike to a vibrant business corridor a few blocks away.

How is it, in this our City's greatest economic and development boom, that East Colfax Avenue east of Monaco Street Parkway remains much as it has since it began disinvestment after the construction of I-70? I have my own thoughts and theories, but I feel like the blight study, which justified the Plan, speaks for itself. I don't believe DURA would have conducted this process if it weren't for the documented issues East Colfax Avenue faces. If the corridor was to redevelop without any assistance, clearly, it already would have done so by now and this Plan would be unnecessary.

Without City intervention and funding, it is likely that the Saturday's strip club, which was without a doubt a blight on our neighborhood and our City, would still be in operation. We are seeing some great momentum on East Colfax Avenue—the recent affordable housing acquisitions; the redevelopment of the Pablo's Coffee site at Colfax and Syracuse—so I urge you and your colleagues on City Council to support that momentum containing by approving this Renewal Plan.

Ms. Huggins has gone above and beyond to provide a layman's education and outreach to understand the toolbox of economic development tools (in the form of this Plan) East Colfax Avenue will have to kickstart its renaissance if this Plan is adopted. Her work should be celebrated for its inclusion and openness and her commitment to the education of everyday citizens about urban renewal. The urban renewal of 2019 is not the urban renewal era of the mid-20th century that people continue to point to as a reason to not support the urban renewal of 2019. There is no request for eminent domain authority (which was a leading factor in the frankly tragic mistakes of the urban renewal era of the mid-20th century) in this Plan.

To utilize the economic development tools in the Plan, Ms. Huggins will have to come before not only the East Colfax community but also City Council so the needed check and balance to ensure projects align with the community's needs and vision are there. These checks and balances, as far as I can tell, were not present in the urban renewal era of the mid-20th century and led to the issues people continue to be concerned about with urban renewal. I would like to know what tools opponents would

use instead of this Plan and its funding sources because I don't think doing nothing is a viable option for Colfax's future.

I am excited for the urban renewal of 2019 not only for myself and how it will positively impact my life but how its potential can help us achieve our goals for our neighborhood and keeping people closer to home, benefiting and supporting our neighborhood economy, fighting climate change by doing so.

Sincerely,
Steve Elkins