



*Creating a Neighborhood  
Masterpiece with  
Residents & Businesses*

January 27, 2017

Denver City Council,

Uptown on the Hill supports the development of Route 40 proposed for 1080 East Colfax Ave. also known as the Smiley's Laundromat building. While a number of residents have voiced concerns about historic preservation and affordable housing, Uptown on the Hill believes that the proposed project will improve security and residents' sense of safety, will provide a retail component that will be utilized by people who live and work in Capitol Hill, and will catalyze development of adjacent surface-parking lots and underutilized properties. Additionally, we are excited about Route 40's plan to share parking with the Ogden and Fillmore, and hope that developers of future projects, as well as, owners of existing parking lots in the area will follow Route 40's example.

Uptown on the Hill generally supports projects that improve the availability of affordable and workforce housing in the city. Although the proposed project does not include an affordable or workforce housing component, Uptown on the Hill believes that Colfax Avenue would benefit from market and luxury rate projects; Colfax Avenue's persistent challenge is a perception of insecurity and concentrated poverty. Finally, adding units to Capitol Hill's housing stock will help to alleviate ballooning housings costs in our neighborhood, as well as in Denver.

In cooperation,

Uptown on the Hill RNO  
Johan Barrios, President