

I generally try to refrain from personally addressing specific comments made by various city/AURA officials, but in this case I have to ask.

Taken from the article written about your comments at a recent symposium in Littleton:

But the path to profit can sometimes be messy, as described by Maureen Phair, executive director of the Arvada Urban Renewal Authority.

Arvada recently completed projects to spruce up its downtown, which is similar to Littleton's Main Street and is planning more in anticipation of light rail. Both phases include condemnations. Phair said the city generally offers a fair market price, but property owners often hold out for more. When the authority condemns the land, she said, judges often order less than the city offered.

But things don't always shake out in favor of the city. In 2004, the Colorado Supreme Court blocked AURA from condemning a private lake to make way for a Super Walmart parking lot, killing the whole project.

"Do you see how much commitment this takes, and how you have to keep your eye on the prize?" she asked the audience.

Right now, AURA is working on turning 26 acres near a future light-rail station into high-density apartments.

"This is a controversial project for us," she said, bringing to mind Littleton's recent Broadstone proposal, a private project just south of the Littleton Courthouse that city council ultimately killed. "We are getting absolutely crucified, but our political people are holding tight. (Opponents) think we're going to be emptying the prisons and loading up the apartments with convicted criminals."

I have a couple of questions:

Do you believe that you are more or less committed to your paid position with AURA than those of us who are opposed to much of what you are planning for a city you don't live in?

Second, I am absolutely intrigued by who specifically has "crucified" anyone and who has told you they "think you're going to be emptying the prisons and loading up the apartments with convicted criminals". I think of myself as being fairly in touch with the opposition to AURA and I've never heard anyone say anything remotely similar to such a comment.

One last question: exactly what is "the prize"? As defined by whom? Who will the prize winners be? And at what cost?

I am respectfully asking these questions Ms. Phair because I really am curious. I'd also like to know why I have never received any response to my inquiry about the estimated publication date for the Final Plat for Walmart.

I really wish that you and the mayor and other city employees could understand that simply because we don't agree with your plans doesn't mean the citizens of Arvada don't want to see revitalization in various areas. I also have to wonder if you, specifically, could really have a complete understanding of the ramifications of the changes you are planning to make to a city where your soul does not reside.

Thank you for any response you can provide.

Cindi Kreutzer
cindikreutzer@comcast.net

Ms. Kreutzer,

I just spoke to the developer and he thinks they will be submitting their final plat by the end of the year.

Regards,

On Wed, Oct 9, 2013 at 11:04 AM, cindikreutzer <cindikreutzer@comcast.net> wrote:

Ok, that's ... interesting. But could you please give me some estimation of when we will see the Final Plat for Walmart. Or perhaps, who else I could contact to get that information.

Thank you.

Cindi Kreutzer
cindikreutzer@comcast.net

----- Original message -----

From Maureen Phair <mphair@arvada.org>
Date: 10/07/2013 1:14 PM (GMT-07:00)
To cindikreutzer@comcast.net
Subject Email Response

Ms. Kreutzer:

I wanted to acknowledge receipt of your email. After much reflection upon your questions, I have decided not to respond. I have made this decision because I anticipate that any response I provide you will be interpreted as engaging in argumentative discourse.

Sincerely,

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Maureen Phair
Executive Director
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[\(720\) 898-7062](tel:(720)898-7062)

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