



THE EMAIL EXPRESS

MAY 2007

New retail, restaurants hallmark re-make of old Albertson's site

Published by
Denver City
Councilman
Charlie Brown

IN THIS ISSUE:

Old Albertson's site becoming updated retail 1

Denver property valuations rise 2

Map of District 6 valuations 3

Where to appeal valuations 3

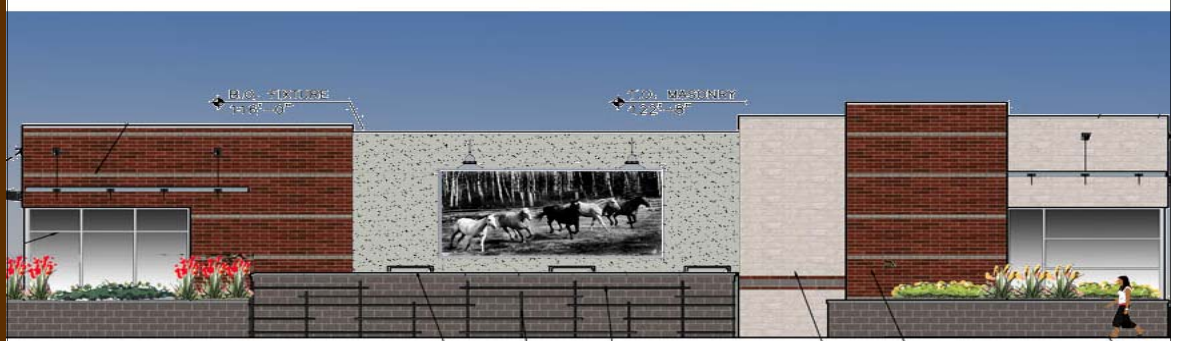
Charlie to give away tomato plants 4

Contact Us

District Office
2324 East Exposition Avenue
Denver, Co 80209
303-871-0601
FAX 303-698-4901

Council Aide

Carol Singer
carol.singer@ci.denver.co.us



Dramatic granite etchings will greet visitors at the University Park complex being built on Colorado Blvd. at Evans Ave. Architect's rendering courtesy of REA Development.

A blend of restaurants and retail will transform the old Albertson's site on South Colorado Blvd. at Evans Ave. The 6.65-acre University Park project will include four buildings with a total of 289,000 square-feet at the one of the city's most visible intersections. REA Development won't release the names of tenants until this summer, but one likely will be an upscale restaurant. Wells Fargo will keep a branch on the site, but relocate from the Buchtel Blvd. side to the Evans side.

The project will include several works of art, such as granite etchings gracing the buildings. REA is working with the University Park Community Council to select the art. To make the etchings, artist Pamela Mougín used photographs of real horses at the Salt Creek Ranch near Eagle as models. She is using a new etching technique to transform the horses' photographic images into a granite mural 16 feet long and 8 feet high.

The buildings are being designed by Denver architects Galoway, Romero & Associates.



Detail, one granite etching by Pamela Mougín. Courtesy REA

District 6 property valuations in the mail



You may want to sit down before you open the property valuation notice you just got in the mail. If you live in Council District 6, you may pay more property taxes next year than you did this year. That's because the city assessor likely has found that your property is worth more today than it was two years ago, the last time property valuations were adjusted. "The good news is

your property is worth more. The bad news is that the government wants a share of that," city of Denver assessor Paul Jacobs told *The Denver Post*. (See story below.)

However, because of tax limitations in the state constitution, residential property taxes won't increase as much as the valuations have risen. However, there is a correlation between the property valuations and the amount of property taxes that are assessed, so if one rises the other usually does also. Generally, businesses pay higher property taxes than do homeowners.

Residential property owners who saw a valuation increase of 6 percent or more are likely to see a tax increase, assessor Jacobs said. Conversely, residential owners whose property values rose by less than 6 percent, or in some cases even declined, are likely to see a property tax decrease. (See map, page 3.) For residential properties in District 6, the median value (statistically, the number that occurs most often) increased by 9.6 percent. But residential tax won't rise that steeply. How much more District 6 homeowners may pay isn't known yet. The actual tax bills based on the new assessments will not be issued until 2008. The tax rates for those bills will not be determined until December 2007.

Colorado law requires counties (including the city and county of Denver) to complete property assessments in odd years. Letters already were sent to all 213,000 owners of real property in Denver. The letters aren't tax bills, but instead show the property's prior value and the amount by which the assessment has increased or decreased.

From *The Denver Post* May 7, 2007:

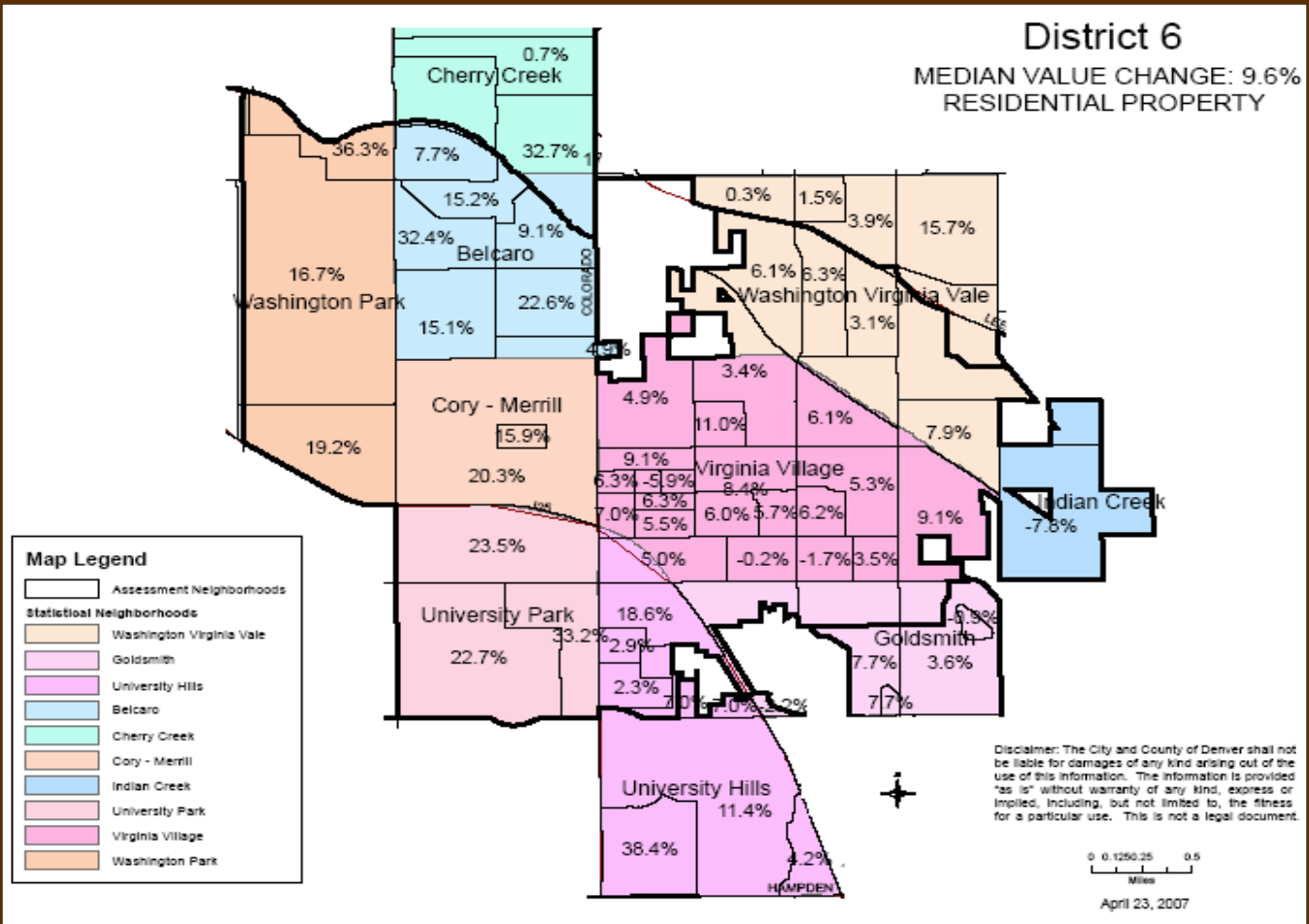
"Home values defy listless market"

By Aldo Svaldi, Denver Post Staff writer Hundreds of thousands of home valuation notices are hitting mailboxes across the state, leaving some homeowners wondering what county assessors see that they don't. County assessments show home values rising on average anywhere from 3 percent in Adams County to about 11 percent in Boulder County over a two-year period ending June 30, 2006.

By contrast, Realtor tallies and other counts show anemic, if not declining, home prices, with the typical metro home now taking 119 days to sell and metro Denver foreclosures rising at a pace of 30 percent a year. . . .

Part of the mismatch is timing. Assessors, who must recalculate home values every two years, typically look at an 18-month period of sales. . . . For the current cycle, the 18-month time frame stretched from Jan. 1, 2005 to June 20, 2006, when the market was stronger than it is now.

The full article can be seen at www.denverpost.com



How to appeal your property valuations

If you disagree with the city of Denver's tax valuation of your property, you can file an appeal in person, by regular mail or over the Internet.

Your appeal must be postmarked or received by the city assessor no later than June 1, 2007. You can mail your protests to the Denver Assessor's Office, 201 W. Colfax Ave., Dept. 406, Denver CO 80202. **Walk-in protests may be made at the same street address but must be filed by 4:30 on June 1.**

You also can file the protest on-line by going to the city's Website and finding the online tax valuation protest form at www.denvergov.org/online protest. .

In filing an appeal, you need to give reasons why your property valuation was in error. Remember that state law requires the assessor to set valuations for 2007 by using the sales prices of residential homes, condominiums and apartments in your area that sold between Jan. 1, 2005 and June 30, 2006. So to file a successful protest, you will need to show why you think the value of your property, as shown on the city's notice of valuation, does not represent the value of your particular property. You will need to say what you think your property was worth on June 30, 2006, and provide as much documentation as possible, such as sales prices of nearby properties during the relevant 18-month period. You may also cite specific property conditions that affect property values.

Councilman Brown shows off green thumb, will give away his home-grown tomato plants

A Denver city councilman. A former Colorado legislator. A graduate of the University of Wyoming. Snake River guide. Councilman Charlie Brown's Western roots certainly run deep. But there's another side to Charlie, who grew up in North Carolina: He likes to plant and harvest and share what he grows with his constituents.

As he has done in previous years, Charlie again has planted rows upon rows of tomato plants and plans to give them away to constituents who want them. The plants will be available at his district office, 2324 E. Exposition Ave., or at neighborhood meetings. Each constituent can ask for up to three plants.

The varieties available include:

- Burpee Super Beefsteak
- Botanical Interests Celebrity (a Broomfield company)
- Lake Valley Heirloom Brandywine Red (a Boulder company)
- Seeds of Change Martian Giant (from Santa Fe)
- Totally Tomato Ultimate Opener Hybrid
- Burpee's Fourth of July Hybrid
- Burpee's Better Boy Hybrid (lots of those!)
- Burpee's Big Boy Hybrid (lots of these, too!)

Charlie remembers his Mom taking him and his twin brother to his grandparents' farm five miles east of Durham, N.C.. He rose to a rooster's cock-a-doodle-doo and spent the day milking cows, feeding pigs and chickens and tackling the hoeing and weeding. Those days gave him a life-long appreciation for planting and harvesting. "Gardening teaches you patience," his grandma said. So for decades, he has planted a garden each spring.

