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# Ahead of Denver7 building vote, developer and neighborhood organization lay out goals for site

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A week before Denver City Council is slated to [vote on the landmark status of the Denver7 building](#), a local neighborhood organization and the potential buyer of the building reached an agreement on their respective roles in the future of the site.

Capitol Hill United Neighborhoods entered into a memorandum of understanding with New York-based Property Markets Group, outlining steps the two organizations intend to take in regard to the building, no matter how the City Council votes on the building at 123 Speer Blvd. on May 10.

The building, an example of 1960s Brutalism, is the target of a landmark-designation application the council will vote on next week. The building's owner, Scripps Media Inc., is under contract to sell the five-story building to PMG, but if the application a group of neighbors filed is approved, the demolition of the structure would be stopped. So far, efforts to reach a compromise between Scripps and the neighbors have been unsuccessful.

[Travis Leiker](#), president and executive director of CHUN, said the memo is an attempt to create a framework for shaping the future of the building and is more focused on what happens to it after the council's vote, rather than the specifics of the decision.

"It's about the future of the site," Leiker said. "On May 11, I want and CHUN wants a thoughtful dialogue that is productive, effective and focused on measurable outcomes."

The agreement between PMG and CHUN outlines a number of goals, such as trying to attract local small businesses to tenant spaces in any future developments at 123 Speer and conducting a traffic study. The memo also includes clauses to explore opportunities for reuse or preservation of the existing structure.

In order to be designated as a landmark, a property must be at least 30 years old and meet at least three of the city's 10 criteria for preservation, which cover everything from the historical significance of the building and its occupants, to its architectural style and its placement within the surrounding neighborhood.

Both Denver Community Planning and Development and the city's Landmark Preservation Commission have recommended that the property be designated as a landmark based on the criteria. Scripps has argued that the building does not meet any of the criteria.

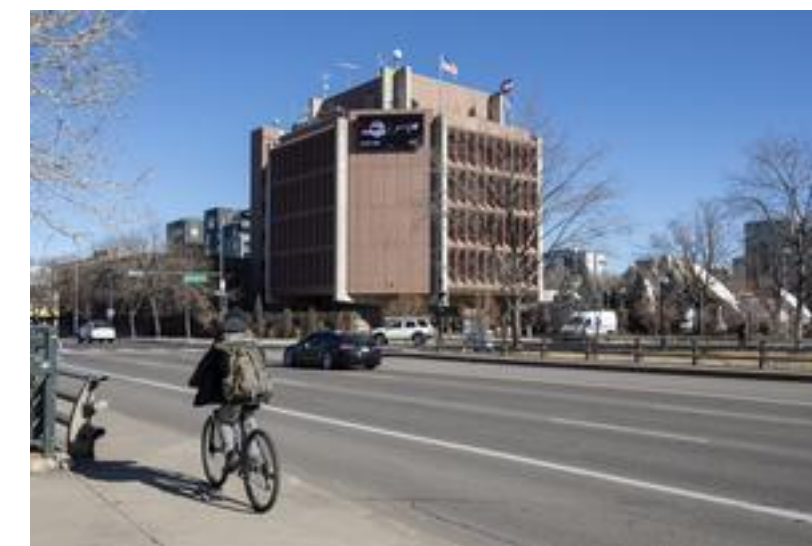
In April, Denver City Council's Land Use, Transportation and Infrastructure Committee voted to [forward the case to the full City Council](#), based on that same criteria. On Monday, the bill was introduced to the full council for the first time. District 2 council member [Kevin Flynn](#) called the bill out for comment.

"I want to hear some input on the potential for First Amendment implications by imposing financial restrictions on this journalistic operation and possibly putting obstacles in the way of their modernizing their operations and potentially impacting their newsgathering ability," Flynn said.

Flynn was a journalist with the now-shuttered Rocky Mountain News for 27 years.

The next step is a public hearing before City Council, which is scheduled for May 10.

The council has approved one owner-opposed landmark-designation application in the past: the former Beth Eden Baptist Church building at 3241 Lowell Blvd.



KATHLEEN LAVINE | DBJ  
The Denver7 building at 123 Speer Blvd.

