



October 15, 2007

Neighborhood Inspection Services
Public Nuisance Abatement Unit
District 7
City and County of Denver
201 West Colfax, Department 303
Denver, CO 80202

Re: Nuisance issues related to properties located as 101 and 115 S. Emerson Street

Dear Sir or Madam;

The West Washington Park Neighborhood Association ("WWPNA") was recently contacted by a group of concerned residents regarding the captioned properties. WWPNA is a registered neighborhood organization, physically bounded by Broadway on the west, Downing on the east, I-25 on the south and Sixth Avenue on the north. The captioned properties are within WWPNA's borders, and as such WWPNA has an interest in this issue.

As mentioned above, a group of concerned nearby residents attended the October 2, 2007 WWPNA board meeting. The residents presented a very disturbing picture of the properties located at 101 S. Emerson Street, which they explained have been for many years occupied as rental units by a transient population. The owner of these units (whom we understand resides at 115 S. Emerson) apparently has failed to take any meaningful corrective actions. Instead, the nearby neighbors advise us that the property is and has long been in a material state of neglect. Moreover, the tenants at 101 S. Emerson are repeatedly involved in criminal activities, most recently tenants were busted for operating a methamphetamine lab in one of the units. These neighbors indicate that police officers are frequently called to these properties, and that the District 4 police records will no doubt reflect this pattern of noxious behavior and abuse has continued for nearly a decade. In fact, nearby residents reported to us that just last weekend four squad cars, one police truck and one officer in plain clothes were summoned to the property to evict 5 people. Importantly, this occurred *after* the property was taped off as a methamphetamine's lab.

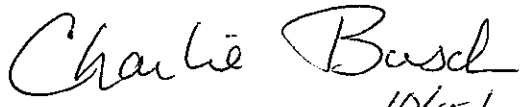
As a registered neighborhood organization, one of WWPNA's primary concerns is for the health, safety and welfare of those residing within our borders. Most of the residents who attended our

meeting have been long-standing residents of our community. One in particular is a homeowner raising young children near these properties. West Washington Park is and strives to be the type of community where families will flourish. Repeated criminal activity and neglect in any residential neighborhood have a destabilizing effect on the community as a whole, and a demoralizing effect on nearby neighbors in particular. We believe the City has a vested interest in seeing that these activities are stopped, and this is obviously a situation that requires immediate attention.

The concerned residents have asked that we write this letter of support to you, and to others within the City. We write to you now, urging that Neighborhood Inspection Services proceed with all expediency to address the concerns of those residing near 101 S. Emerson. While WWPNA is generally reluctant to encourage the City to take actions such as condemnation, based on the facts as presented to us we believe this situation may indeed warrant such action, especially in view of what appears to be flagrant and repeated disregard for the law by the property owner. We understand that nearby neighbors would welcome redevelopment of the subject properties, and are hopeful that the properties will be quickly remediated to allow this. We ask that you combine your efforts with others within the City, such as the Department of Environmental Health, Councilman Nevitt's office, District 4, and the Office of the City Attorney, to take action swiftly to resolve this situation.

We thank you in advance for making this issue a priority.

Cordially,


10/15/07

Charlie Busch,
President, WWPNA

cc: Councilman Chris Nevitt
Celia VanDerLoop, Department of Environmental Health
David Fine, Esq., City Attorney
Rudy Sandoval - District 4 Commander