

10 July 2023

M.O.D.  
2060 Hoyt Street  
Lakewood, CO 80215

RE: 4862 W 13th Avenue - Rezoning Review Criteria Narrative  
Rezoning request from the existing U-RH-3A to G-MU-3

### **Neighborhood RNO Reach Outs**

We've shared initial email reach outs to the various neighborhood organizations. The only responses we received were from Heidi Newhart and Jonathan Pira. We've had multiple, productive meetings with them relative to the developer intent for the lot. The conversations focused mainly on Affordability, bike and vehicle parking, landscape design, and opportunities of offering amenities that give back to the community.

MOD has take all of these recommendations into account when having our Conceptual submittal to Denver Planning Department so far.

**From:** Nick Young [nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)  
**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:50 PM  
**To:** [tom@sloanslakecitizensgroup.org](mailto:tom@sloanslakecitizensgroup.org)

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Good day Tom,

This is Nick with MOD. I am reaching out for a couple projects! We are looking at a possible rezoning opportunity at 4862 West 13th Avenue. We'd like to pursue a rezone for the above lot due to its' vicinity to the Rail to the south and local context. When looking into Denver Blue Print and the soon to be adopted West Area Plan, the future goals are Medium-High Residential here in our area as a lot of the existing context is similar in nature.

We are reaching out to verify if you and your team have any thoughts for such a rezone and possible development of the above lot. We will be meeting with Amanda Sandoval, the District 1 representative soon it seems for reference.

Thank you. Chat soon,

Nick Young  
816.509.1769  
MOD  
[thinkingmodern.com](http://thinkingmodern.com)  
[nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)

**From:** Nick Young [nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)  
**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:52 PM  
**To:** [Unitedwestdenver80204@outlook.com](mailto:Unitedwestdenver80204@outlook.com)

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[thinkingmodern.com](http://thinkingmodern.com)  
[nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)

**From:** Nick Young [nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)  
**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:52 PM  
**To:** [villaparkdenver@gmail.com](mailto:villaparkdenver@gmail.com)

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[nick@thinkingmodern.com](mailto:nick@thinkingmodern.com)

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**Subject:** 4862 West 13th Avenue - Rezone  
**Date:** February 4, 2023 at 2:52 PM  
**To:** [info@wecanddenver.org](mailto:info@wecanddenver.org)

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