

**From:** [Annalee James](#)  
**To:** [Haigh, Robert M. - CPD CE0429 City Planner Senior](#)  
**Cc:** [Tim Schafer](#); [Becky Aldaco](#); [Sandy Thompson](#)  
**Subject:** [EXTERNAL] RE: Rezone - 2801 Archer - Valverde Neighborhood Association  
**Date:** Monday, August 21, 2023 1:56:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image010.png](#)  
[image011.png](#)

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Hi Rob –

I hope you enjoyed your weekend! We're following up after our meeting with Adriana at Valverde. We were able to connect last Wednesday as planned, and had a great conversation with her. She did not have any specific questions for us; rather she wanted to express the RNO's desire to be kept in the loop for the site as design progresses. We reviewed the initial plans for the site with her, including potential elevations, and she provided us with some feedback as to what might work within the neighborhood's context and character most successfully. Tim Schafer has joined the Valverde Facebook group, and plans to stay abreast of events and community conversations, including sharing some information on the plans for the property. We let her know she can contact the property owners or Zaga at any time, if we can help answer any questions related to the site. She seemed relieved to hear that the Schafers are not developers, have owned the property for decades, and would like to see existing Valverde residents occupy this new missing middle residential housing.

Let us know if we can help answer any additional questions about our conversation, prior to the LUTI meeting on September 12<sup>th</sup>. Also, do we have a new schedule for the CC 1<sup>st</sup> reading and Public Hearing? We'd love to get it on our calendars as soon as it is available.

Thank you!  
Annalee



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**From:** Annalee James  
**Sent:** Tuesday, August 15, 2023 12:48 PM  
**To:** Haigh, Robert M. - CPD CE0429 City Planner Senior <[Rob.Haigh@denvergov.org](mailto:Rob.Haigh@denvergov.org)>  
**Cc:** Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>; Becky Aldaco <[beck@zagadesigngroup.com](mailto:beck@zagadesigngroup.com)>; Sandy Thompson <[skt@zagadesigngroup.com](mailto:skt@zagadesigngroup.com)>  
**Subject:** RE: Rezone - 2801 Archer - Valverde Neighborhood Association

Hi Rob –

Quick update that we are meeting with Adriana at Valverde tomorrow via Zoom. We'll be in touch after to update you.

Thanks!  
Annalee



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[www.zagadesigngroup.com](http://www.zagadesigngroup.com)



**From:** Haigh, Robert M. - CPD CE0429 City Planner Senior <[Rob.Haigh@denvergov.org](mailto:Rob.Haigh@denvergov.org)>  
**Sent:** Monday, August 14, 2023 1:14 PM  
**To:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>  
**Cc:** Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>  
**Subject:** RE: Rezone - 2801 Archer - Valverde Neighborhood Association

Thanks for the updates! I'll include these in our record.



**From:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>  
**Sent:** Monday, August 14, 2023 1:13 PM  
**To:** Haigh, Robert M. - CPD CE0429 City Planner Senior <[Rob.Haigh@denvergov.org](mailto:Rob.Haigh@denvergov.org)>  
**Cc:** Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>  
**Subject:** [EXTERNAL] FW: Rezone - 2801 Archer - Valverde Neighborhood Association

See below as mentioned. We'll keep you up to speed on the meeting or call once it is scheduled, and will circle back with any relevant feedback from Valverde.

Thanks, Rob!  
Annalee



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**From:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>  
**Sent:** Monday, August 14, 2023 1:09 PM  
**To:** Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>  
**Cc:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>; Becky Aldaco <[beck@zagadesigngroup.com](mailto:beck@zagadesigngroup.com)>; Kathy Varnon <[kathy.varnon@gmail.com](mailto:kathy.varnon@gmail.com)>; Mark Schafer <[schafermark30@icloud.com](mailto:schafermark30@icloud.com)>  
**Subject:** Re: Rezone - 2801 Archer - Valverde Neighborhood Association

Hi Tim, thank you for this update and background. I'm typically working 9-5 so appreciate the flexibility to meet. I can take some time from the work day to meet at 3:30 this Wednesday. Is that the earliest you're able to meet? I can also speak this afternoon via telephone on my cell (7202667439) after 3. Thanks again, Adriana

On Mon, Aug 14, 2023 at 10:52 AM Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)> wrote:

Good morning Adriana – I called for you at 3:15 last Thursday but got your vm and could only leave a message. Hopefully we will all connect in person or by telephone soon! Here are some dates and times that I am available:

Wed 8/16 @ 3:30pm; Thur 8/17 @ 10am or after 12 noon; Anytime day or evening on 8/22; Wed 8/23 after 3:00pm. The week of August 28 is mostly open so I can be available most days/times you might suggest.

In the meantime, I thought it would be helpful to give you a little background on the property. It is four (4) adjacent lots at the corner of W Archer Pl and S Decatur streets, about a block east of Federal. My father purchased this property in the 1970's and we have maintained it as a rental property within our family group since that time. The very small, older house and detached garage which was originally located there had become physically obsolete, and we decided we had to demo it a couple years ago as the foundation, framing, roof, and utility plumbing were failing and not repairable.

There are smaller, well maintained residences all around the site to the east, north and south. Many have multiple structures and very mature landscaping. Most of the neighbors are longtime residents, some are multi-generational, and a couple homes across the street were recently purchased. One property to the West is a triplex. Two other properties immediately to the West are zoned single family, but the owner has been renting them out to many unrelated persons by the bedroom, which is not permitted under current zoning. This situation has resulted in campers and tents appearing on our currently vacant property from time to time, which of course has no restrooms or sanitary facilities, and periodic dumping of trash and unwanted furniture on the lot. It has become a problem for us and for all our neighbors, and everyone is anxious to see the property put back into residential use as soon as possible. The lots are very large, and our current plan is to build a couple smaller duplexes on the property, perhaps with common area yards and grounds, with onsite garages or carports, providing the much needed low-density residential which is desperately needed in the neighborhood. This is the "missing middle" housing referenced in the new West Area Plan, which will be more appropriate for the area than the triplex already located on a small single lot in the middle of the 2800 W. Archer block. Our hope is to provide this needed housing, and continue to hold at least 2 of the 4 units as reasonably priced rental properties indefinitely. We may also consider selling 1 or 2 of the units to new community residents, providing some newer homes in the community that will fit in well by size and architecture with all the current homes. We are sensitive to and appreciate the character of the neighborhood and the community, and will remain invested in it for years to come.

We are not developers; we have purchased and own a number of residential and commercial properties that we have rented over many decades. We know the neighborhoods where our properties are located well, and we try to stay involved in the various communities for the benefit of our tenants. We feel this particular property in the Valverde community as a very good site to add the updated zoning and residence needs identified and promoted in the new West Area Plan, and the neighbors we have contacted are also in favor of the project.

I'm attaching some documents from our design and architecture group located in Denver, including possible site plans and architecture/elevations for this property. Please look these over to get an idea of what we're thinking, and let me know if you would like to speak with myself or Annalee at Zaga Design about the project before the next scheduled LUTI and City Council meetings to review the requested zoning updates. We would be very happy to receive any comments or suggestions from you about this project and the neighborhood as well. Thanks so much for your help.

**Tim Schafer, President**  
[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)



**SPECTRUM LAND COMPANY, LLC**

**From:** Tim Schafer  
**Sent:** Thursday, August 10, 2023 1:19 PM  
**To:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>  
**Cc:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>; Becky Aldaco <[beck@zagadesigngroup.com](mailto:beck@zagadesigngroup.com)>; Kathy Varnon <[kathy.varnon@gmail.com](mailto:kathy.varnon@gmail.com)>; Mark Schafer <[schafermark30@icloud.com](mailto:schafermark30@icloud.com)>  
**Subject:** RE: Rezone - 2801 Archer - Valverde Neighborhood Association

I'm in a meeting out of the office now, but will call later today. Thanks.

**Tim Schafer, President**  
[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)



**SPECTRUM LAND COMPANY, LLC**

**From:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>  
**Sent:** Thursday, August 10, 2023 12:52 PM  
**To:** Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>  
**Cc:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>; Becky Aldaco <[beck@zagadesigngroup.com](mailto:beck@zagadesigngroup.com)>; Kathy Varnon <[kathy.varnon@gmail.com](mailto:kathy.varnon@gmail.com)>; Mark Schafer <[schafermark30@icloud.com](mailto:schafermark30@icloud.com)>  
**Subject:** Re: Rezone - 2801 Archer - Valverde Neighborhood Association

Tim, I tried you and have received your vm. Can you try me today after 3? 7202667439. Thank you!

On Mon, Aug 7, 2023 at 3:12 PM Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)> wrote:  
Thank you. I will try you tomorrow morning. My cell is 7202667439.

Adriana Lopez  
Valverde Neighborhood Association President  
Pronouns: she/her/hers/ella  
**\*\*Thank you for your patience as I do not check this email daily\*\***  
*¡Contácteme con preguntas o comentarios en español!*  
[Valverde Community /Comunidad de Valverde Facebook Group](#)  
[valverdeneighborhood.weebly.com](http://valverdeneighborhood.weebly.com)

On Mon, Aug 7, 2023 at 11:27 AM Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)> wrote:  
Hi Adriana – sure, my office number which forwards to my cell is 303-464-8170 x103. Thanks!

**Tim Schafer, President**  
[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)



**SPECTRUM LAND COMPANY, LLC**

**From:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>  
**Sent:** Monday, August 7, 2023 11:15 AM  
**To:** Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>  
**Cc:** Becky Aldaco <[beck@zagadesigngroup.com](mailto:beck@zagadesigngroup.com)>; Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>; Mark Schafer <[schafermark30@icloud.com](mailto:schafermark30@icloud.com)>; Kathy Varnon <[kathy.varnon@gmail.com](mailto:kathy.varnon@gmail.com)>  
**Subject:** Re: Rezone - 2801 Archer - Valverde Neighborhood Association

Hi Tim, thanks for your message. Is there a number I can reach you at?

Best,  
Adriana

On Friday, August 4, 2023, Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)> wrote:

Hi Adriana – just following up again on our development at 2801 W. Archer. Our application is moving through the various city departments and we expect to be in front of City Counsel soon. We're excited about this opportunity to bring some slightly different and newer housing options to the Archer Street neighborhood, and have had very positive response from the immediately adjacent neighbors.

Please feel free to call me to discuss the project at your convenience, and/or to schedule a time for an on-site visit or zoom meeting if you would like. We have some rough drawings of possible elevations for exteriors of the two proposed duplexes on the large corner lot, although we haven't made any final decisions at this time. Your input would be appreciated.

I also submitted a request to join the Valverde Community Facebook group several weeks ago, to learn about neighborhood and community activities and concerns. I thought that might be helpful as we work on the common area aspects of the project. My application is still pending, and just wanted you to be aware of who I am in the event you are involved in approval of the applications.

Thanks so much for your time, I'm sure the demands of your volunteer position can be overwhelming at times.

**Tim Schafer, President**  
[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)



**SPECTRUM LAND COMPANY, LLC**

**From:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>  
**Sent:** Thursday, July 13, 2023 8:21 PM  
**To:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>  
**Cc:** Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>; Becky Aldaco <[beck@zagadesigngroup.com](mailto:beck@zagadesigngroup.com)>  
**Subject:** RE: Rezone - 2801 Archer - Valverde Neighborhood Association

Hi Adriana –

The property owner, Tim Schafer, is also available for a call this weekend, if that may be more amenable for your schedule. I have copied him here, and included his cell phone number below. Please feel free to let me know if I can help answer any questions in the meantime.

Tim - 720.556.5329

Thank you,  
Annalee



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**2021 WINNER**





**From:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>  
**Sent:** Thursday, July 13, 2023 7:28 PM  
**To:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>  
**Subject:** Re: Rezone - 2801 Archer - Valverde Neighborhood Association

We may have to try some time next week. I'll check my schedule if there is a good time and get back to you. Thank you

On Thu, Jul 13, 2023 at 10:13 AM Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)> wrote:

Hi Adriana –

It may be easiest to speak with the property owner directly, in the interest of schedules. Or we can all get on a call tomorrow at noon, if you are available then. Just let me know how you'd like to proceed.

Thank you!  
Annalee



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**2021**

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**From:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>

**Sent:** Wednesday, July 12, 2023 6:53 PM

**To:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>

**Subject:** Re: Rezone - 2801 Archer - Valverde Neighborhood Association

I am not available this Monday, unfortunately.

On Tue, Jul 11, 2023 at 5:50 PM Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)> wrote:

Hi Adriana –

Do you have any availability on Monday afternoon 7/17 between 3pm and 5pm? I'll also need to confirm availability with the property owner.

Thank you!  
Annalee



**Annalee S. James**  
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2021 WINNER



**From:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>  
**Sent:** Tuesday, July 11, 2023 5:32 PM  
**To:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>  
**Subject:** Re: Rezone - 2801 Archer - Valverde Neighborhood Association

Hi Annalee, I can do any time after 3:30 on Tuesday. Let me know what works for you.

Thank you,  
Adriana Lopez  
Valverde Neighborhood Association President  
Pronouns: she/her/hers/ella  
**\*\*Thank you for your patience as I do not check this email daily\*\***  
*(Contácteme con preguntas o comentarios en español)*  
[Valverde Community /Comunidad de Valverde Facebook Group](#)  
[valverdeneighborhood.weebly.com](http://valverdeneighborhood.weebly.com)

On Tue, Jul 11, 2023 at 10:54 AM Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)> wrote:

Good Morning, Adriana –

We'd be happy to schedule a meeting and discuss the plans for 2801 W Archer. This week's schedule is very tight for us. Would you be available to meet next Tuesday 7/18 at 1pm? I can send a calendar invitation with a Teams link, if that format would be amenable for you.

Thank you!  
Annalee



Annalee S. James



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**From:** Valverde Neighborhood Association <[valverdeneighborhood@gmail.com](mailto:valverdeneighborhood@gmail.com)>

**Sent:** Tuesday, July 11, 2023 4:37 AM

**To:** Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)>

**Cc:** Becky Aldaco <[beck@zagadesigngroup.com](mailto:beck@zagadesigngroup.com)>; Kathy Varnon <[kathy.varnon@gmail.com](mailto:kathy.varnon@gmail.com)>; Sandy Thompson <[skt@zagadesigngroup.com](mailto:skt@zagadesigngroup.com)>; Tim Schafer <[tims@spectrumlandco.com](mailto:tims@spectrumlandco.com)>

**Subject:** Re: Rezone - 2801 Archer - Valverde Neighborhood Association

Good morning,

Would you be able to send some times for us to meet this week?

Thank you,  
Adriana

On Thu, Apr 27, 2023 at 4:39 PM Annalee James <[anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com)> wrote:

Good Afternoon, Adriana -

Attached you will find notice regarding a ReZone Application for 2801 W Archer. We in the process of reaching out to various Registered Neighborhood Organizations in the area. We have been asked to provide written support (including email) from the RNO's. We would value any letters to the city with support from your organization, and welcome any feedback you may have.

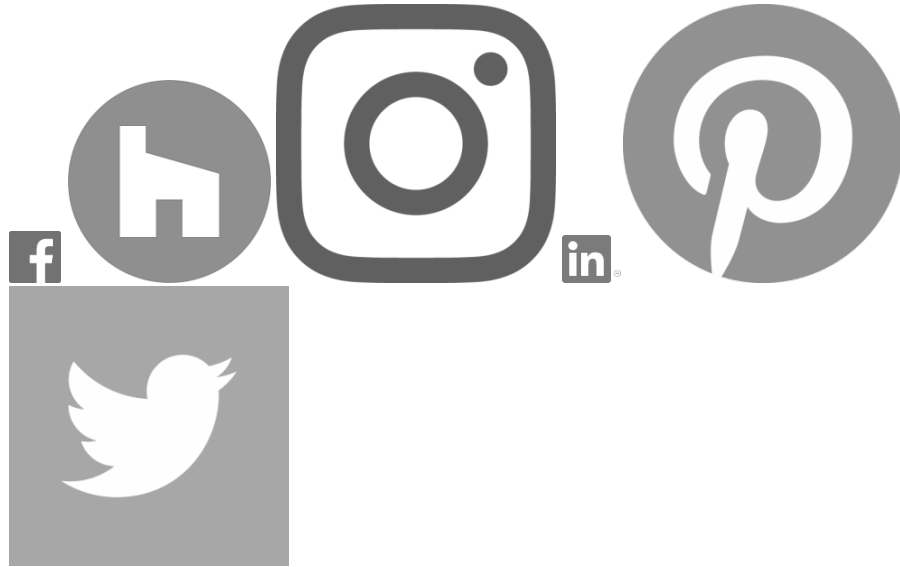
Please feel free to contact us with any questions, once you have had the opportunity to review the attached letter.

Thank you for your consideration,  
Annalee + Team Zaga



**Annalee S. James**  
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Valverde Neighborhood Association President  
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**\*\*Thank you for your patience as I do not check this email daily\*\***  
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**\*\*Thank you for your patience as I do not check this email daily\*\***  
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