



TO: Denver City Council Land Use, Transportation, and Infrastructure Committee
FROM: Jeff Hirt, Senior City Planner
DATE: June 15, 2017
RE: Official Zoning Map Amendment Application #2016I-00157
4001 N. Jason Street
Rezoning from I-MX-3 to C-RX-8

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2016I-00157 for a rezoning from I-MX-3 to C-RX-8.

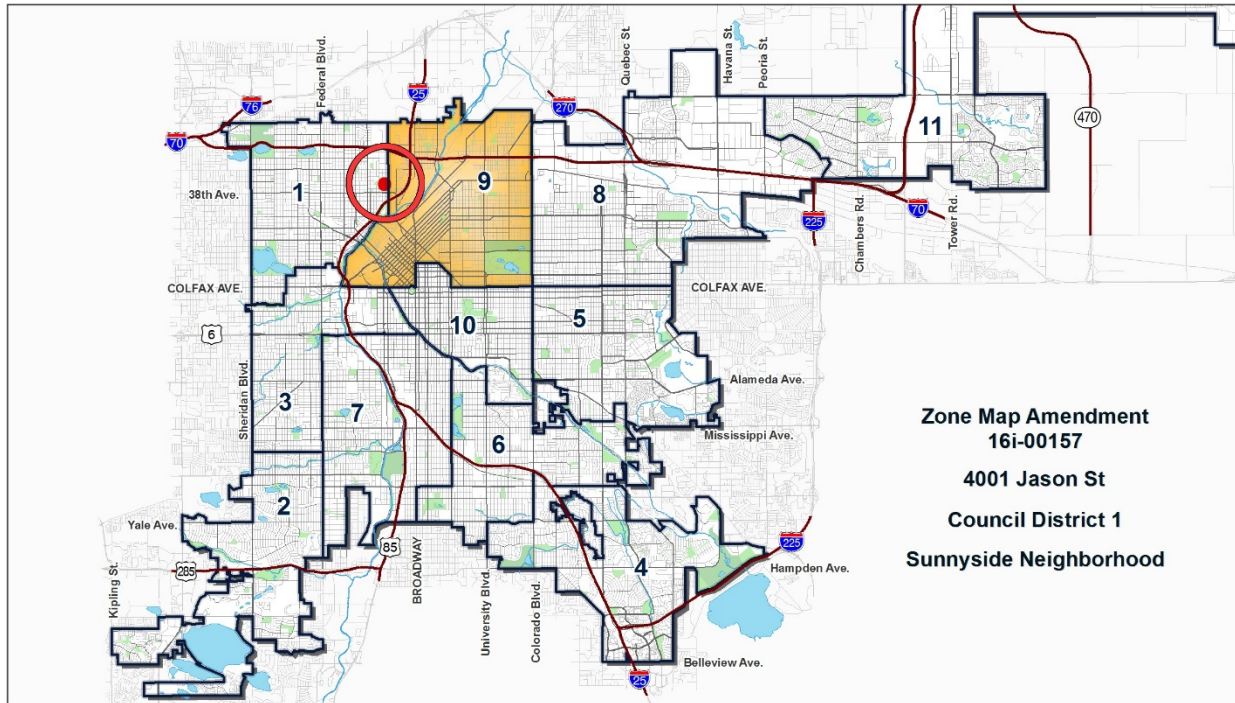
Request for Rezoning

Application: #2016I-00157
Address: 4001 N. Jason Street
Neighborhood/Council District: Sunnyside / Council District 1
RNOs: Sunnyside United Neighbors, United North Side Neighborhood, Denver Neighborhood Association, Inter-Neighborhood Cooperation
Area of Properties: 20,875 SF (.48 AC)
Current Zoning: I-MX-3
Proposed Zoning: C-RX-8
Property Owner(s): 4001 Jason St LLC
Owner Representative: Michael Mathieson

Summary of Rezoning Request

- The subject property is located at the northwest corner of 40th Avenue and Jason Street and is located in the 41st & Fox station area in the Sunnyside neighborhood.
- The subject property is within one block of a pedestrian bridge with a direct connection to the new commuter rail station.
- The subject property has several buildings that have served most recently as office with related warehouse and storage buildings. The applicant is seeking a rezoning to implement the adopted station area plan, which calls for transforming the industrial blocks along Inca and Jason streets into an urban residential area.
- The current zoning is Industrial Mixed Use Three (I-MX-3) in the Industrial Context. The I-MX zone districts allow a variety of industrial, commercial, civic, and residential uses and are intended to develop in a pedestrian oriented pattern.
- The requested C-RX-8 district stands for Urban Center Neighborhood Context – Residential Mixed Use – 8 stories maximum. Buildings in a Residential Mixed Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices.

- Further details of the proposed zone district can be found in Article 7 of the Denver Zoning Code (DZC).



Proposed Rezoning

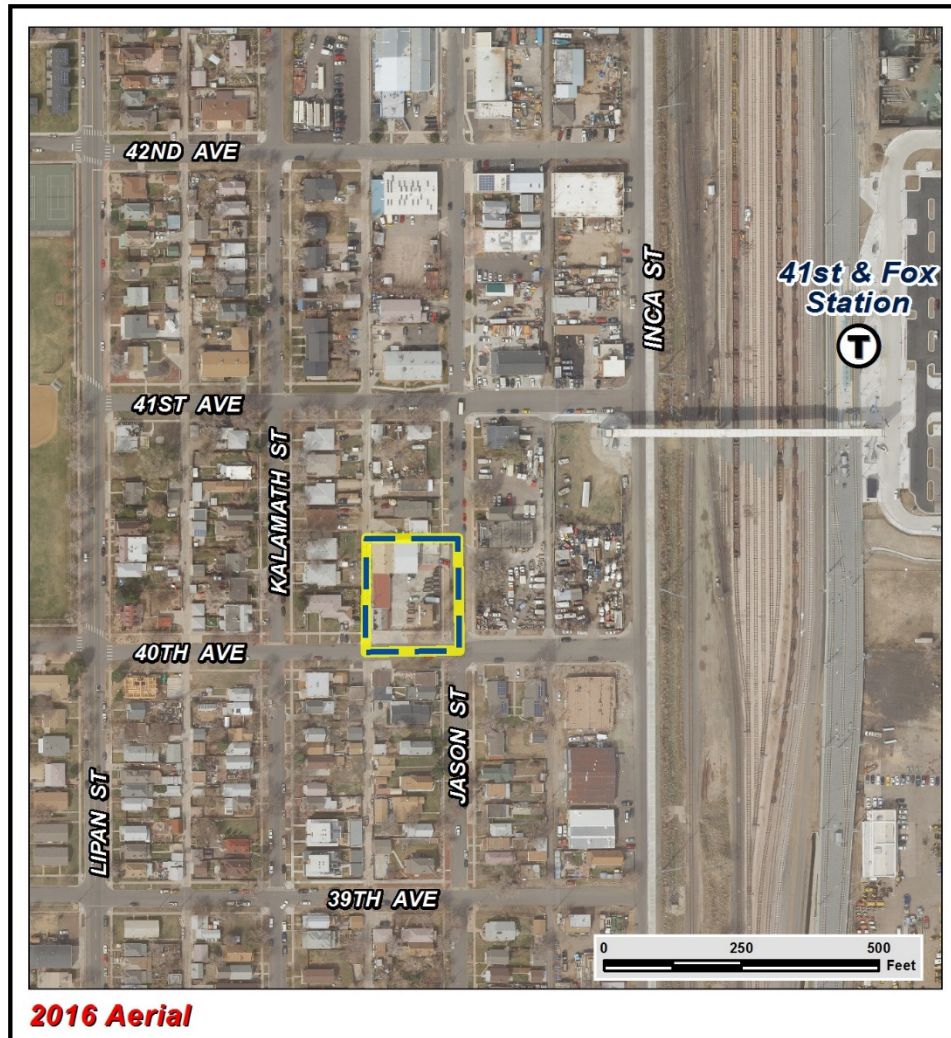
The applicant is requesting to rezone to C-RX-8, which stands for Urban Center Neighborhood Context – Residential Mixed Use – 8 stories maximum. C-RX-8 applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired (see DZC 7.2.3.2.B). Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scale shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or commercial; however, buildings containing only commercial uses are limited in gross floor area to 10,000 square feet (DZC 7.2.3.1). Further details of the proposed zone district can be found in Article 7 of the Denver Zoning Code (DZC).



Existing Context

The subject property is located at the northwest corner of 40th Avenue and Jason Street, in the Sunnyside neighborhood, and in the western half of the 41st & Fox station area. The property is one block from the pedestrian bridge providing a direct connection to the commuter rail station. The station is a stop on the G Line (Gold Line), which was originally scheduled to open for service in late 2016, but

the opening has been delayed pending a fix of the signal crossing technology that is shared by the G Line and the A Line. The property has several buildings that have served most recently as office with related warehouse and storage buildings. Surrounding uses consist of industrial, office, and single-unit and multi-unit residential. Freight rail and commuter rail tracks are located one block due east of site. The Inca Street Multi-Use path is also one block east of the site and provides direct pedestrian and bicycle connections to downtown.



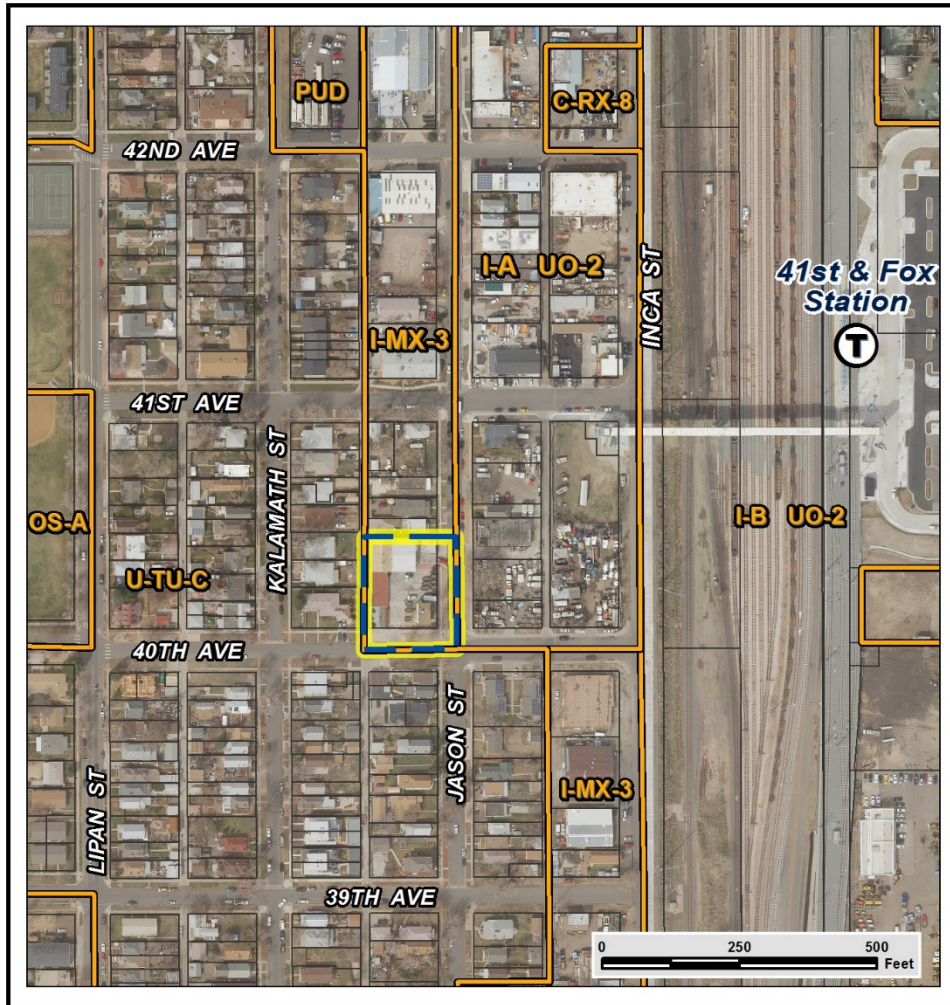
The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Uses	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	I-MX-3	Office, Warehouse	A two-story residential building that has been converted for office uses sits on the corner of 40 th and Jason Street. Four 1-2 story, separate but connected warehouse and storage buildings that serve a contractor business sit behind the office building.	<p>Rectilinear block pattern follows the north Denver neighborhood street grid. Alleys run north-south and are present on most blocks.</p> <p>Industrial uses predominate to the east of the subject site as lots get closer to Inca Street and the railroad tracks.</p> <p>Surrounding properties to the north, west and south are a mix of single family, two family, and multi-family uses.</p> <p>Lot sizes to the north, west, and south are primarily a mix of 5,000 – 10,000 square feet in size. Lots to the east are larger to reflect the industrial uses closer to the railroad tracks.</p>
North	I-MX-3	Single Family Residential	One story single family residential building	
South	U-TU-C	Single Family Residential, Multi-Unit Residential	One story single family residential building	
East	I-A	Vacant, Industrial	Mostly vacant, with one single story office building	
West	U-TU-C	Multi-Unit Residential, Two-Unit Residential	One story single family residential buildings	

1. Existing Zoning

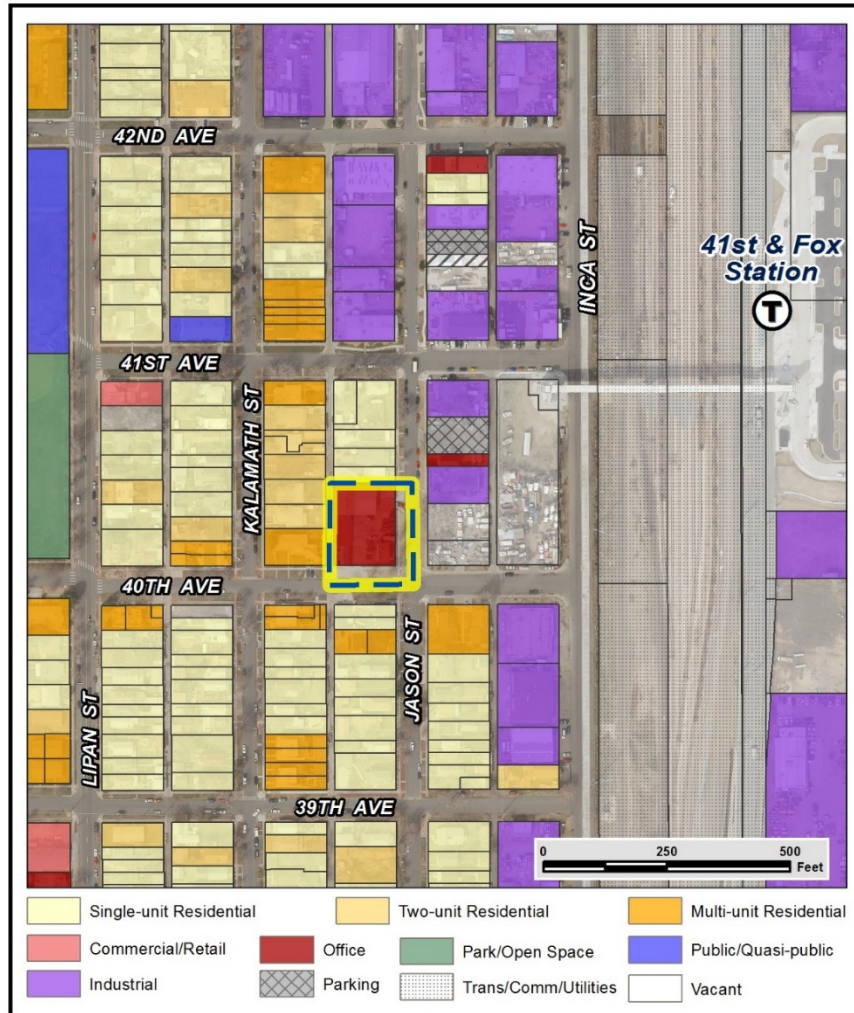
The existing zoning on the subject property is Industrial Mixed Use Three (I-MX-3). The I-MX zone districts allow a variety of industrial, commercial, civic and residential uses and are intended to develop in a pedestrian oriented pattern.

The I-MX-3 zone district allows the General and Industrial building forms and regulates building mass through a maximum Floor Area Ratio of 2.0. The maximum building height is three stories, or 45 feet. The General building form includes build-to requirements and street level activation requirements, and surface parking is not permitted between the building and the Primary Street. The Industrial building form does not have build-to requirements and street level activation requirements, and surface parking is permitted between the building and the street.



2. Existing Land Use Map

The subject property is classified as an office use. On the subject block, the lots to the north and west are a mix of single unit, two unit, and multiunit residential. Lots north across 41st Avenue include more industrial uses. Lots to the east are mostly either vacant or industrial. Lots to the south are a mix of single unit, two unit, and multiunit residential.



3. Existing Building Form and Scale

The existing building form and scale of the subject site and adjacent properties are shown in the images on the following pages.

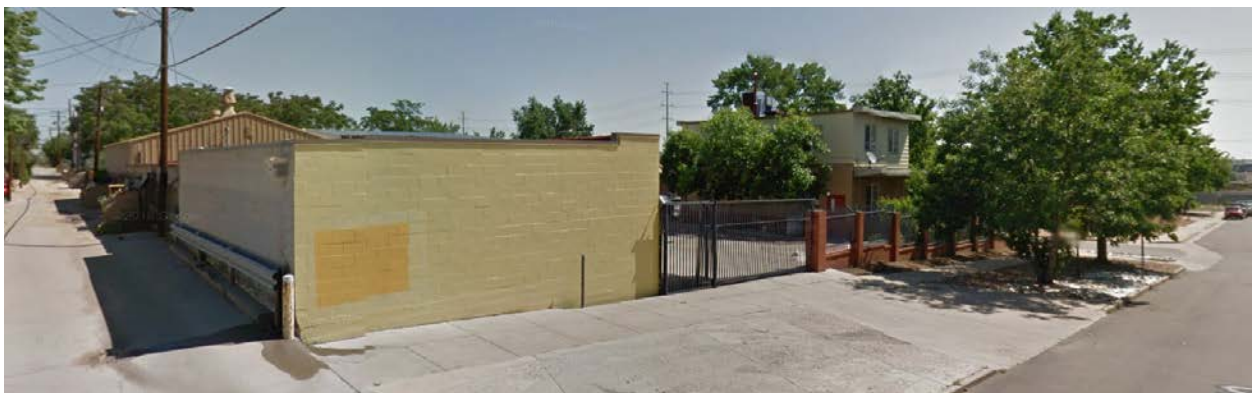
Subject Site Images (source: Google Maps)



Subject site looking northwest from the corner of 40th Ave and Jason St.



Subject site looking west from Jason St.



Subject site looking northeast from 40th Ave

Surrounding Property Images (source: Google Maps)



Property to the west of the subject site (across the alley) looking north from 40th Ave



Property to the south of the subject site across from 40th Ave



Property to the east of the subject site across from Jason Street

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Public Works – Surveyor: Approved

Development Services – Wastewater: Approved - See Comments Below

There is no objection to the rezone, however applicant should be under notice that the Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be necessary. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient.

Asset Management: Approved – No Comments

Public Review Process

The public process for the proposed rezoning is summarized below:

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations on page 1 of this staff report.	Monday, May 22, 2017
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations. On June 7, 2017, Planning Board recommended approval of the proposed rezoning by a vote of 10-0. There were three public comments at the meeting.	May 22 – June 7, 2017
Following Planning Board review, the rezoning application will be referred to the Land Use, Transportation, and Infrastructure (LUTI) Committee of the City Council for review at a public meeting. Following LUTI review, the rezoning application is typically referred to the full City Council for final action at a public hearing.	June 20, 2017 (tentative)

The RNOs identified on page 1 were notified of this application. As of the time of this writing, two letters from RNOs, three petitions, and one letter have been received. Attachment 2 includes all comments that have been received. The comments reflect a range of opinions, including:

- Two letters from RNOs as follows:
 - A position statement and letter of opposition from the United North Side Neighborhood; and
 - A letter of support from the Sunnyside United Neighbors RNO, with the provision that “a mutually acceptable MOU and Covenant is executed prior to the City Council Public Hearing”.
- One letter signed by three individuals in opposition to the request.
- Three petitions with signatures as follows:
 - One in support of 3-5 story buildings, and not 8 story buildings on the subject property signed by 25 individuals from 14 different nearby addresses;

- One in support of the application to C-RX-8 signed by 23 individuals from 22 different nearby addresses; and
- A petition signed by 11 individuals from 9 nearby addresses as part of the United North Side Neighbors comments; however, the petition does not include a position statement and the individual that submitted the petition has not responded to requests to verify the content of the petition.

Please note that some names and addresses on the signed petitions were illegible, and there are at least two individuals representing two addresses that signed both a letter of opposition and a letter of support.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver (2002)*
- *Sunnyside Neighborhood Plan (1992)*
- *41st & Fox Station Area Plan (2009)*

Denver Comprehensive Plan 2000

The proposal is consistent with several Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place; designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods; creating more density at transit nodes. (p. 39)
- Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (p. 41)
- Land Use Strategy 4-A - Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (p. 60)
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (p. 78)
- Denver’s Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99)

The proposed map amendment will enable residential mixed-use development at an infill location where services and infrastructure are already provided and where investment in rail transit is taking place. With the opening of the 41st and Fox Station, the surrounding area will be catalyzed and offer opportunities for sustainable transit-oriented living, consistent with Comprehensive Plan 2000. The C-RX-8 zone district broadens the variety of uses to include residential uses and allows increased density appropriate for a TOD area. The requested rezoning is consistent with the referenced Comprehensive Plan 2000 recommendations.

Blueprint Denver (2002)

According to *Blueprint Denver*, this site has a concept land use of Urban Residential and is located within an Area of Change.

Future Land Use

Blueprint Denver describes Urban Residential areas as “higher density and primarily residential, but may include a noteworthy number of complementary commercial uses” (p. 41). Blueprint Denver also notes that “retail or other similar active uses on the main floor” are appropriate options for Urban Residential Areas along with “prominent street facing entries,” “extensive ground floor windows,” and “pedestrian scaled facades and contextual design” (p. 66). A mixture of housing types is present in Urban Residential

areas, including single family houses, townhouses, small multifamily apartments, and sometimes mid to high-rise residential structures (p. 41).

The proposed map amendment supports the Blueprint Denver Urban Residential concept land use designation by allowing for higher density residential uses while also allowing a limited amount of complementary commercial uses. The General form within the C-RX-8 zone district includes build-to, transparency, entrance, and upper story setback standards, implementing the design recommendations stated in Blueprint Denver.

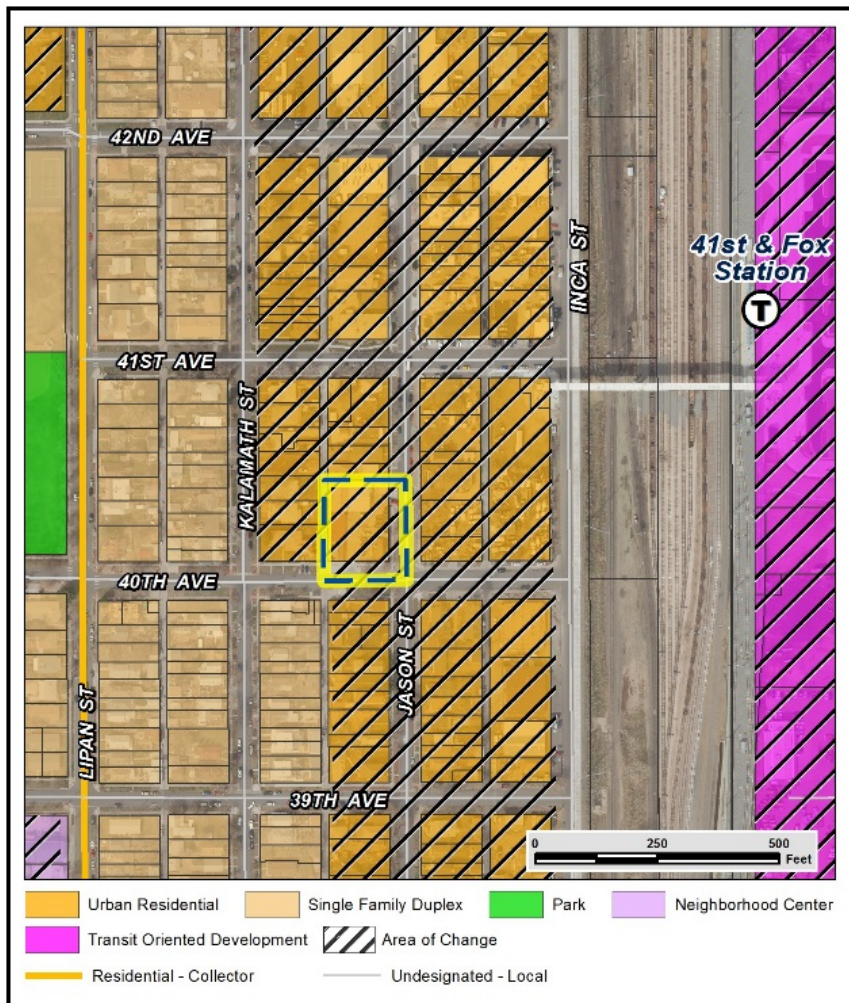
Area of Change

The site is in an Area of Change. The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips (p. 127). The rezoning application is consistent with the Blueprint Denver Area of Change recommendations by allowing for limited mixed-use, primarily residential redevelopment at an appropriate, transit-oriented location, improving access to jobs, housing, and services.

Street Classifications

Both streets surrounding the subject site are identified in Blueprint Denver as Undesignated-Local streets (40th Avenue, Jason Street). The design features of local streets are influenced less by traffic volumes and are tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets (p. 51). The closest collector street in the vicinity is Lipan, 1 ½ blocks to the west.

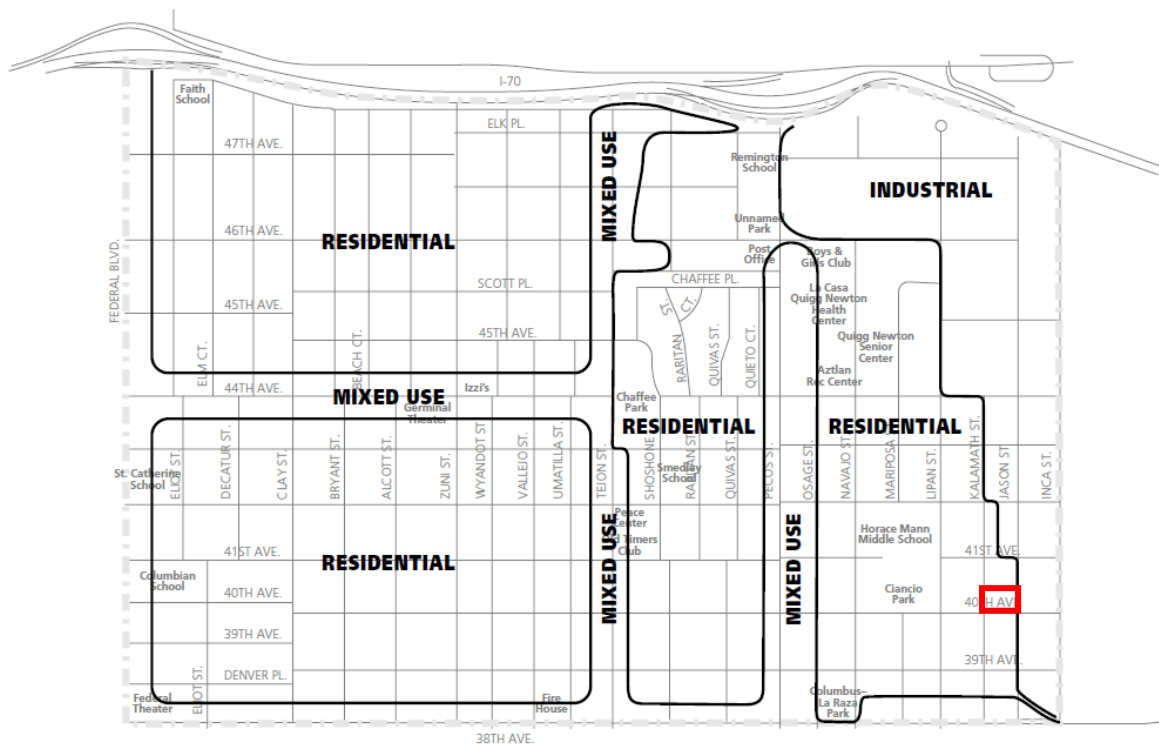
It's important to note that the street grid in this portion of the city is interrupted in three directions (by 38th Ave and I-25 to the south, freight rail tracks to the east, and I-70 to the north). Most streets fail to connect across these barriers, and as a result provide primarily local access. However, the new rail line and the Inca Street Multi-Use Path both cross these barriers. The intensity of the proposed C-RX-8 district is justified more by the subject site's proximity to the station platform and the recently-



completed Inca Street Multi-Use Path than by the street classifications of the adjacent road network. The Map Amendment application is consistent with *Blueprint Denver's* street classification recommendations, as the site's excellent connectivity to the station offsets the lack of collector and arterial streets that might otherwise be necessary to accommodate the proposed development densities.

Sunnyside Neighborhood Plan (1992)

The Sunnyside Neighborhood Plan was adopted in 1992 and applies to the subject property. The plan identifies the subject property as residential. Although the Sunnyside Neighborhood Plan is an adopted plan that continues to guide policy and development decisions within the neighborhood, the eastern portion of the plan area (including the subject site) has more recent guidance from the 41st & Fox Station Area Plan. The station area plan was adopted in 2009 in response to new opportunities presented by the commuter rail station. As a result, it provides more relevant but often different land use recommendations than the older Sunnyside Neighborhood Plan, which pre-dates the conception of FasTracks by more than a decade. For additional details on relevant recommendations from the 41st & Fox Station Area Plan, please refer to the next section of this staff report.



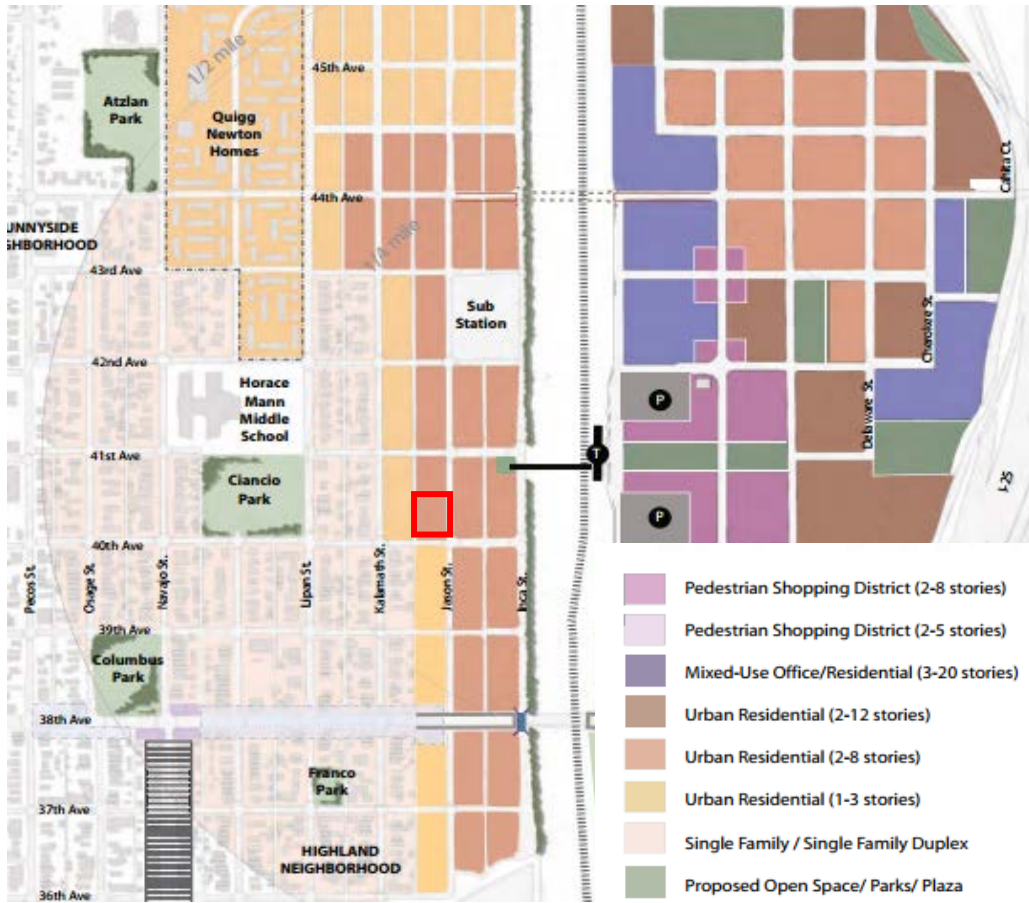
Generalized Land Use Map

41st and Fox Station Area Plan (2009)

The 41st and Fox Station Area Plan was adopted by City Council in 2009 and applies to the subject property. The plan sets forth a vision for the creation of a “diverse, transit supportive and environmentally sustainable urban center” (p. 9). The plan concept is to develop a new urban center

within walking distance of the station on the east side of the railroad tracks, and a mid-density residential edge along Inca and Jason Streets on the west side of the tracks.

The station area plan's land use map identifies the subject site as Urban Residential 2-8 stories. The proposed C-RX-8 zone district is consistent with both the land use and building height recommendations by allowing residential and limited mixed uses with a maximum building height of 8 stories.



2. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-RX-8 will result in the uniform application of zone district building form, use, and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City's adopted plans. The rezoning would allow redevelopment of underutilized land into a new, safe, walkable, pedestrian-friendly environment in close proximity to a commuter rail station.

4. Justifying Circumstance

The proposed official map amendment is in an area with changed and changing conditions. DZC Section 12.4.10.8.A.4. states that “The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.” Changed conditions include the introduction of the 41st & Fox commuter rail station and the associated pedestrian bridge that provides a new connection across the railroad tracks to Globeville. Another relevant infrastructure improvement is the recently-completed Inca Street Multi-Use Path which connects to a bridge over 38th Avenue, providing a multi-modal direct link from this site to downtown and other activity centers along the South Platte River Trail. These improvements have created a shift in transportation opportunity that supports higher-intensity, mixed use development. Recently, other properties on both sides of the station area have similarly pursued rezoning for future transit oriented redevelopment, signaling new market interest in development.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested zone district is within the Urban Center Neighborhood Context which generally consists of multi-unit residential and mixed-use commercial strips and commercial centers (DZC 7.1.1). Within this context, the Residential Mixed Use Zone Districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm (DZC 7.2.3.1). The C-RX-8 zone district applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired (DZC 7.2.3.2.B).

The requested rezoning is consistent with the neighborhood context description, zone district purpose and intent, as the requested zoning is intended to provide for residential mixed use development at a maximum height of 8 stories. Although the subject site is not adjacent to collector or arterial streets, the broader area is served by collector and arterial streets, it is within one block of a direct pedestrian connection to a commuter rail station, and is located in an area that is recommended by an adopted station area plan for 8 story development.

Attachments

1. Rezoning application
2. Public comments

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	2016I-00157
Location	4001 Jason St
Registered Neighborhood Organization Name	United Northside Neighborhood
Registered Contact Name	Ambrose Cruz
Contact Address	3849 Vallejo
Contact E-Mail Address	larazanorthside@gmail.com
Date Submitted	

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on June 4, 2017, with 21 members in attendance.

With a total of 21 members voting,

 voted to support (or to not oppose) the application;

21 voted to oppose the application; and

 voted to abstain on the issue.

It is therefore resolved, with a total of 21 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

DENY Application # 2016I-00157.

Comments:	SEE ATTACHMENT. Signatures with letter are FROM RESIDENCE who live within a four block radius of proposal site. Only two were fully aware and notified about proposed change.
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To whom it may concern:

This letter is in regards to the proposed zone change located at 4001 Jason St. inside of Denver district one. As Denver community members we are strongly opposed to this zone change. We, who are corner stones of the Denver community know that another zone change like this will continue to erase what has made Denver colorful and diverse for so many generations. This little area of Denver has taken on so many changes over the years that the original character is barely recognizable. This proposed zone change will continue to pile people on top of people inside of an area already congested over maximum occupancy. Traffic and parking are only the tip of the iceberg of problems this change will bring. With this being in such close proximity to public housing and some of the last remaining low income homes of the area, more displacement of long time and low income residence is a major reason for our opposition to this zone change. Unlike other areas of Denver this community is not lacking any type of stores or services already located near-by. The only needed service is that to help people stay in their communities. This change can not in any way bring a positive impact to the long standing or new members of this community. This area could potentially be welcoming to a breath of fresh air, but to pollute the area with more congestion and unnecessary businesses would be irresponsible.

United North Side Neighborhood



Denver Community Planning and Development Department
Planning Services
201 West Colfax Avenue
Denver, CO 80202

Re: Zoning Proposal for 4001 Jason Street

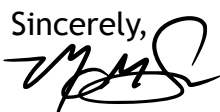
To the Members of CPD, the Denver Planning Board, and Denver City Council:

Sunnyside United Neighbors Inc. (SUNI) RNO hosted a public neighborhood meeting of the Planning and Community Development Committee (PCD) on March 9, 2017. During this regularly scheduled meeting, Mr. Mathieson presented his plan for the property located at 4001 Jason Street, seeking a re-zoning from the current I-MX-3 zoning to C-RX-8 zoning.

Mathieson presented to the SUNI PCD Committee a plan for a 6-story, ~112-unit residential building with a mix of neighborhood services/retail space on the ground floor to activate the street. Prior to this meeting, Mathieson sought input from neighbors who live in the immediate vicinity and has received written support from neighbors. Mathieson attended the April 22 meeting of the East East Sunnyside Plan Committee (a sub-committee of the SUNI PCD Committee) to discuss his project and hear significant feedback from neighbors. Based on these meetings and Mathieson's willingness to engage the neighborhood as a partner in his planning process, the East Sunnyside Plan Committee recommended to the SUNI PCD Committee that SUNI work with Mr. Mathieson to establish an MOU and Covenant.

The SUNI PCD Committee is scheduled to meet on June 8th to further discuss terms for an MOU and Covenant, a vote from this committee has not yet taken place.

The Sunnyside United Neighbors Board is currently working with Mathieson to establish an MOU and Covenant to ensure the project continues in general consistency with the plans provided and includes reasonable items as requested by neighbors. We write this letter in support of the re-zone request for 4001 Jason St. with the provision that a mutually acceptable MOU and Covenant is executed prior to the City Council Public Hearing.

Sincerely,


Mark Stroh
Chair, SUNI Planning and Community
Development Committee


Jennifer Superka
President, Sunnyside United
Neighbors, Inc.

4303 Umatilla St.
Denver, CO 80211
7 May 2017

Denver Planning Board
Community Planning & Development
City & County of Denver
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Re: Map Amendment Application # 20161-00157; 4001 Jason St.

To the Members of the Planning Board:

This letter states and explains my opposition to the present rezoning application.

I have been a resident of the Sunnyside neighborhood since 1993, and I was an active participant in the long process that led to the Station Area Plan for the 41st/Fox Gold Line commuter rail station. That process recognized that increased residential density is appropriate in the immediate vicinity of rail transit access, but the participants also strongly emphasized the need to soften the transition between future TOD-style developments of larger scale/mass and the existing two-unit neighborhood to the west and south. To meet this objective, the tallest (largest) structures should be on Inca, with lower scale development on the East side of Jason, and still lower on the West side of Jason. The present rezoning proposal would contravene this basic concept. In other words, the proposed rezoning to C-RX-8 is far out of scale for its location.

Residents of the Sunnyside neighborhood had one public opportunity (in March of 2017) to react to the present rezoning proposal and share their concerns about the community's health, safety, and welfare needs. The developer failed to address these concerns. Also, to the best of my knowledge, at the present time the community has no assurance that neighborhood concerns and needs will be addressed as a requirement of the addition of the significant new development rights the Applicant seeks. The present application should be denied.

For most of the years between 1993 and 2008 I served as a Board member, President or Vice President of Sunnyside United Neighbors, Inc. During the long NEPA process that led to the authorization of the Gold Line, as well as the subsequent process for the Station Area Plan, I served as nerve center for a large group of residents in the Sunnyside, Highland, Globeville, Ball Park neighborhoods. The two co-signers of this letter are also long-serving neighborhood advocates and former Presidents of the Sunnyside RNO.

Sincerely yours,

Keith Howard

Janice Stice
3843 Vallejo St.






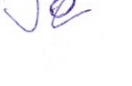
Jake Jakubowsky
2550 W. 44th Ave.

No C-RX-8 ZONING! on 4001 Jason + 4000-4090 Jason, 4001 ~~Inca~~.

Please sign below if you want to have 3 to 5 story building on Jason and Inca instead of 8 story buildings. Thanks,

Name	Address	phone #	e-mail
MARY AGUIRRE	3905 Inca	303-455-8047	NO
Pete Aguirre	3905 Inca	303-455-8047	NO
Alida Aguirre	3858 Jason St	303-455-0809	
Thomas Peterson	3810 Jason St	(303) 359-0855	
Kelly Sprung	3810 Jason St	303 933 0077	
Alonso Arroyas	3921 Jason St	3-476-3452	
Silvia Arroyas	3921 Jason St	DC 80211 / 303 999 3521	
Jonathan Arroyas	3921 Jason St	Denver Co 80211 (720) 569 812	
	3945 Jason St	80211	
ANGELA MARMOLESO	3957 JASON ST	80211	
Michael Luna	3950 Jason St	720-938-0762	
Dolores Luna	3950 Jason St	720-618-9934	
Alex Luna	3950 Jason St		
Julie Gibson	3910 Jason St	706 338 3203	
Justin Williams	3910 Jason St	630 310 9333	
Danny Gonzalez	3922 Kalamath	303-477-2539	
Mary Gonzalez	3922 Kalamath	303-477-2539	
Elizabeth Peres	3926 Kalamath	720-937-9114	
	5550 Kalamath S.	720-240-3908	no
Nick Avilar	3955 Kalamath St	720-324-6295	
Joshua Newton	3905 Kalamath St	3-520-0421	
Alex Medina	3911 Kalamath St	3-888-735	MRANGELM@GMAIL.COM
Quinn Medina	3911 Kalamath St	80211 - 303 908 3163	
Lydia Medina	3911 Kalamath St	80211 (7) 320 9253	
Cynthia Medina	3911 Kalamath St.	Denver, CO 80211	

The Denver Planning Board has recently supported the redevelopment of 4232 Jason Street to 8 stories on 4/19/17, 4000 Jason Street to 8 Stories on 5/17/17 (Councilman Espinoza Supported 12 Stories) and 4211 Inca Street to 8 stories in 2016. 4001 Jason Street is requesting your support for this same zoning to C-RX-8 for a 6 story residential and light commercial building with a coffee shop and art studio that was submitted to the City of Denver as a concept plan in December of 2016. This rezone and proposed development will not displace any residents since it is an industrial property. If you support this application please sign this letter of support.

- 1) Josh Ehrlich 3945 Jason St  720-625-1154
- 2) Clayton R Swart 3920 Jason St  720-481-4911
- 3) Fawn Stinchcomb 3920 Jason St.  ~~720-231-5031~~
- 4) Jack Tipton 3903 Jason St.  720-201-5987
- 5) Anne Zoltani 3855 Jason St.  303-859-3382
- 6) Josh Lee 3851 Jason St  917696-2005
- 7) Jeff Barnes 3831 Jason St. JB 303-483-8109
- 8) Alida Agnew 3858 Jason 303-455-0809
- 9) Justin Williams 3910 Jason 630-310-9333
- 10) Shane Richards 3915 Jason 484-495-5407
- 11) Diana McKinley 3914 Jason St 720 434-3552
- 12) Daniel Jasek 3924 Jason St (303) 601-7256
- 13) Alonso Arroyos 3921 Jason St (307) 999-3524

- 14) Mitchel Lane 720-938-0762 3950 Jason St
- 15) Chelsea Wong 614-770-7393 3160
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