



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> <b>Yes - State the contact name &amp; meeting date _____</b> <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>		
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> <b>Yes - if yes, state date and method _____</b> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES





7822 W 17TH AVE  
LAKEWOOD CO, 80214  
ERICG@WORKSHOP40.COM  
720-364-2412

## REZONING REQUEST FOR 3419 W 5<sup>TH</sup> AVE

Owner  
Barnum Hills Development LLC  
188 Federal Blvd  
Denver, CO 80219

Architect  
Workshop 40 Architects  
Eric Grebliunas  
7822 W 17<sup>th</sup> Ave  
Lakewood, CO 80214



*AERIAL LOOKING NORTH EAST FROM SITE- SITE CIRCLED IN CYAN*

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# **I. INTRODUCTION**

Owner Ilya Khrestsov, managing member of Barnum Hills Development LLC, also owns and operates the local YK Stone Center, which is less than one mile from this proposed rezoning property. The proposed site, 3419 W 5<sup>th</sup> Ave, is located on the same block as the North Barnum Park entrance and is currently zoned E-SU-D1X (the “Property”). The proposed zone district is the E-RH-2.5 zone district (“E-RH-2.5 District”). The site is 12,964sf (.29 acres), which is more than double the minimum lot size for all building forms in the current and proposed zone districts. The Property is located on the North side of 5<sup>th</sup> Ave, just south of the 6<sup>th</sup> Ave Freeway and is in the P.T. Barnum Subdivision. The west 1/3rd of the Property consists of a single-family residence and driveway facing onto 5<sup>th</sup> Ave. The east 2/3rds of the site has been fenced off and is being rented to a landscape supply storage yard to the north.

The proposed rezoning of the Property to the E-RH-2.5 zone district is consistent with adopted plans, is uniform with the urban-edge district regulations, and promotes public health, safety, and welfare. The rezoning is justified by changing circumstances in the area and the E-RH-2.5 District is consistent with the neighborhood context.

## **A. Location of Property**

3419 W 5<sup>th</sup> Ave  
Denver, CO 80204  
Council District 3  
Barnum Neighborhood

## **B. Legal Description**

LOTS 21 THROUGH 23, BLOCK 107, P.T. BARNUM’S SUBDIVISION TO THE CITY OF DENVER, TOGETHER WITH THE EAST ½ OF VACATED ALLEY AND THE WEST ½ OF VACATED JULIAN STREET AS SET FORTH IN ORDINANCE NO. 852, SERIES OF 1986, RECORDED DECEMBER 17, 1986 AT RECEPTION NO. 00064365, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

## **C. Assessor Parcel Number**

0508306022000





SITE AERIAL WITH PROPERTY HIGHLIGHTED IN YELLOW



- E-RH-2.5
- E-SU-D1X
- PARK
- E-MX-2
- PUD

ZONING MAP - SITE/Property

## D. Existing Context Analysis

The proposed property and surrounding area is designated as Urban Edge.

### **SECTION 4.1.1 GENERAL CHARACTER**

*The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.*

## II. GENERAL REVIEW CRITERIA - SECTION 12.4.1.7

The Application meets each of the review criteria required for a zone map amendment: (A) Consistency with Adopted Plans, (B) Uniformity of District Regulations and Restrictions, and (C) Public Health Safety and General Welfare.

### a. Consistency with Denver's Adopted Plans

As required by the Code, the zoning map amendment application must be consistent with the City's adopted plans. The plans applicable to the Property are the Denver Comprehensive Plan 2040, Blueprint Denver, and the recently adopted 2023 West Area plan. During our pre-application meeting it was noted that, due to recent adoption, extensive public input, and detail, the West Area Plan is to play a major role in providing guidance for this project.

### West Area Plan (2023)

*To advance the vision and core values of Comprehensive Plan 2040, the City and County of Denver and its departments rely on a series of plans (including Blueprint Denver: A Blueprint for an Inclusive City and Game Plan for a Healthy City) to provide high-level policy direction and guide decision making.*

*The West Area Plan serves as a supplement to Comprehensive Plan 2040 and advances citywide visions and core values by providing important and specific guidance for the West Colfax, Villa Park, Sun Valley, Barnum, Barnum West, and Valverde neighborhoods.*

## Barnum Neighborhood Recommendations

### *Goal 1 - Land use and Built Form (159)*

*Neighborhood-Compatible and Accessible (pg 161)- Housing Work with neighborhoods within low and low medium residential areas composed primarily of single-unit,*

*duplex, and row house structures to ensure that zoning tools help new construction fit into the neighborhood and meet the needs of all residents.*

The rezoning will help achieve the neighborhood-compatible and accessible goals of the West Area Plan. The focus is on neighborhoods within low and low medium residential areas composed primarily of single-unit, duplex, and row house structures to ensure that zoning tools help new construction fit into the neighborhood and meet the needs of all residents.<sup>1</sup> This re-zoning will result in roof forms, front facing entries, and exterior materiality that draws inspiration from and complements the neighborhood character. The potential for rear-loaded garages tucked into the earth can minimize vehicle presence. The re-zoning can result in Architecture that creates opportunities for community connection with its adjacency to park space and trail networks. Building massing will strive to minimize visual impact of the project while buffering the neighborhood from 6th.

### ***Goal 2 - Quality of Life (pg 43)***

*Activation of the Public Realm - Encourage public and private agencies, urban design practitioners, and private developers to activate the public realm with culturally relevant public art and other interventions. Promote design practices that focus on safety and sustainability in the built environment and increase equity, diversity, and inclusion. (pg 45)*

Another goal of the West Area Plan's Barnum Neighborhood Recommendations is to activate the public realm.<sup>2</sup> This can be done by encouraging public and private agencies, urban design practitioners, and private developers to activate the public realm with culturally relevant public art and other interventions. The plan suggests promoting design practices that focus on safety and sustainability in the built environment and increase equity, diversity, and inclusion. The re-zoning creates an opportunity to preserve a location for a public art installation at Southeast corner of site visible from the park. This could act as passive wayfinding as well as enhancing the pedestrian experience from Knox to the North Barnum Park entrance. If approved, the future development will include safety improvements to the public realm through increased lighting along 5<sup>th</sup> Ave which will further support activation of the street as users access the North Barnum Park entrance.

### ***Goal 3 - Mobility (pg 110)***

*Sidewalks - Install new, upgrade existing, and make repairs to West Area sidewalks to create a more connected, safe and user-friendly pedestrian realm throughout all neighborhoods. (pg 113)*

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<sup>1</sup> West Area Plan, Page 187.

<sup>2</sup> West Area Plan, Page 45.

To connect the Barnum neighborhood, the West Area Plan recommends a trail that runs through North Barnum Park, down through Downtown Barnum near 1<sup>st</sup> Ave.<sup>3</sup> In conjunction with the sidewalk goals of the plan, new trails and sidewalks can effectively create a loop, linking the Barnum neighborhood through walkable corridors. The rezoning of the Property will place denser residential development near the park and existing sidewalk networks so that more residents can experience a walkable neighborhood. Redevelopment of the Property will also prompt sidewalk improvements, helping to close the gap between walkable areas.<sup>4</sup>

## Additive Effects

If the proposed re-zoning is approved, the additive effect of the West Area Plan goals creates the opportunity for a development that provides increased access to a more complete neighborhood. More families will have access to community connection due to the walkability of this location and its direct adjacency to outdoor activities, nature, and recreation center. Residents will be able to walk to downtown Barnum and support local businesses, take a bus to nearby locations, or take the light rail to downtown, the airport, and beyond.

## Denver Comprehensive Plan 2040

*Comprehensive Plan 2040 is the vision for Denver and its people. It reflects the voice of thousands of residents and is the guiding document for shaping the city we will become over the next twenty years. The plan is rooted in a strong planning tradition for our city. This tradition values what makes Denver great, including its diverse community, unique natural setting and rich history as the heart of the Rocky Mountain region. The vision, composed of six vision elements, is the backbone of this plan. It knits together a set of long-term, integrated goals. The vision and goals provide a common language to connect the plans, policies and programs of multiple city departments.*

### *Vision 1 – Equitable, Affordable, and Inclusive*

*Goal 1 - Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities. (pg 28)*

The Denver Comprehensive Plan includes a goal of ensuring all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities. Rezoning to allow denser residential development near North Barnum Park will meet this goal by putting more Denver residents near natural amenities, parks, and recreation. Additionally, rezoning to allow more housing types meets the Comprehensive Plan goal of using land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.

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<sup>3</sup> West Area Plan, Page 135.

<sup>4</sup> West Area Plan, Page 152.

*Goal 2 - Build housing as a continuum to serve residents across a range of incomes, ages and needs. (pg 28)*

The Denver Comprehensive Plan also sets forth a goal of creating strong and authentic neighborhoods by ensuring neighborhoods offer a mix of housing types. The current zone district only permits single unit urban, suburban, and some tandem houses while the rezoning to the E-RH-2.5 District will allow duplexes and row homes in addition to the building forms permitted in the current district.

*Goal 3 - Develop housing that is affordable to residents of all income levels. (pg 28)*

Another vision of the Denver Comprehensive Plan is to foster economically vibrant and diverse communities. Allowing more diverse housing types under the proposed zone district will allow people of more income levels to live in the area, creating economic diversity.

### *Vision 5 - Environmentally Resilient*

*Goal 6 - Protect and expand Denver's green infrastructure network. (pg 54)*

Lastly, the Denver Comprehensive Plan sets goals for protecting Denver's green infrastructure and promoting healthy and active lifestyles for residents. The proposed rezoning will place residential development close to a park and will provide the infrastructure needed for new walkways/sidewalks that connect both the residents and all citizens to North Barnum Park.

## Blueprint Denver

### *Land Use & Built Form - Housing*

*02 - Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (pg 82)*

A goal of Blueprint Denver is to diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas.<sup>5</sup> The Future Places Map designates the Property as low-medium residential.<sup>6</sup> The proposed zone district allows duplexes and rowhomes, which are defined as missing middle housing types, in a low-residential area.<sup>7</sup> Additionally, the rezoning will allow denser infill development on the Property as compared to the single-unit building forms allowed by current zoning.<sup>8</sup> This rezoning will support the goal of overall housing diversity to expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods. The rezoning to E-RH-2.5 would support

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<sup>5</sup> Blueprint Denver, page 82.

<sup>6</sup> Blueprint Denver, page 143.

<sup>7</sup> Blueprint Denver, page 299.

<sup>8</sup> Blueprint Denver, page 78.



multi-unit building forms that would provide housing at more naturally affordable sizes when compared to the average 2200sf home.

The Blueprint Denver equity concepts focus on improving access to opportunity, expanding housing and jobs diversity, and reducing vulnerability to displacement by stabilizing residents and businesses who are vulnerable to displacement due to increasing property values and rents.<sup>9</sup> Through the integration of the new building forms, the rezoning to E-RH-2.5 will not only expand housing diversity, but improve access to opportunity by allowing denser residential development to be placed near North Barnum Park. The Property is located in an area where residents are described as more vulnerable to displacement. Permitting small-scale multi-unit housing in an area vulnerable to displacement will increase the housing stock and enable residents who are being priced out of the area to live in naturally affordable, missing-middle housing.

### *Land Use & Built Form - Design Quality & Preservation*

*05 - Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places (pg 103)*

Another goal is to create design outcomes in urban and suburban edge contexts that promote active, pedestrian friendly places. Permitting a rezoning to E-RH-2.5 promote redevelopment, complete with sidewalks, that can link pedestrians to transit and the nearby park.<sup>10</sup> Those same sidewalks encourage mode-shift, achieving a mobility goal of Blueprint Denver by providing the neighborhood with new sidewalks for walking and biking.<sup>11</sup>

## **b. Uniformity of District Regulations and Restrictions**

The Code requires that the proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map.

The Urban Edge context contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street. A proposed zoning map amendment must result in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing

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<sup>9</sup> Blueprint Denver, page 30.

<sup>10</sup> Blueprint Denver, page 103.

<sup>11</sup> Blueprint Denver, page 108.

the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

Rezoning the Property to the E-RH-2.5 District will result in regulations and restrictions that are uniform for each kind of building in the urban edge context because the E-RH-2.5 District allows small multi-unit residential buildings. Furthermore, the Property is located on the very edge of a 1 and 2 unit residential area. Allowing a re-zoning to the E-RH-2.5 District is appropriate because it shares the majority of its dimensional requirements with the existing single-family form, but allows row houses and duplexes which will add small multi-unit residential buildings to the neighborhood. This change will maintain the urban-edge context and single-family classification of the current district, while allowing the construction of more dense, missing-middle housing.

### **c. Furthering public health, safety, and welfare**

The Code requires that the proposed zoning map amendment further the public health, safety and general welfare of the City.

The proposed rezoning of the Property supports the public health, safety, and general welfare of the City because the E-RH-2.5 District will allow multi-unit residential building forms, such as row houses or duplexes, that cluster residences near North Barnum Park. North Barnum Park provides miles of walking and biking trails that will connect residents of the Property to a robust recreation center that includes a pool, playgrounds, and open space. This access to opportunity would nurture resident's mental health and sense of belonging through spontaneous community engagement opportunities and connection with nature.

Rezoning the Property to the E-RH-2.5 District will promote redevelopment that will increase the opportunities to bring new public improvements such as accessible walkways, pedestrian lighting, and increased visibility, providing more residents with the opportunity to safely access the nearby RTD bus and light rail public transportation services. These additions to the area will support the health, safety, and welfare of the community.

## **III. General Review Criteria – Section 12.4.10.8**

### **a. Circumstances that justify the rezoning**

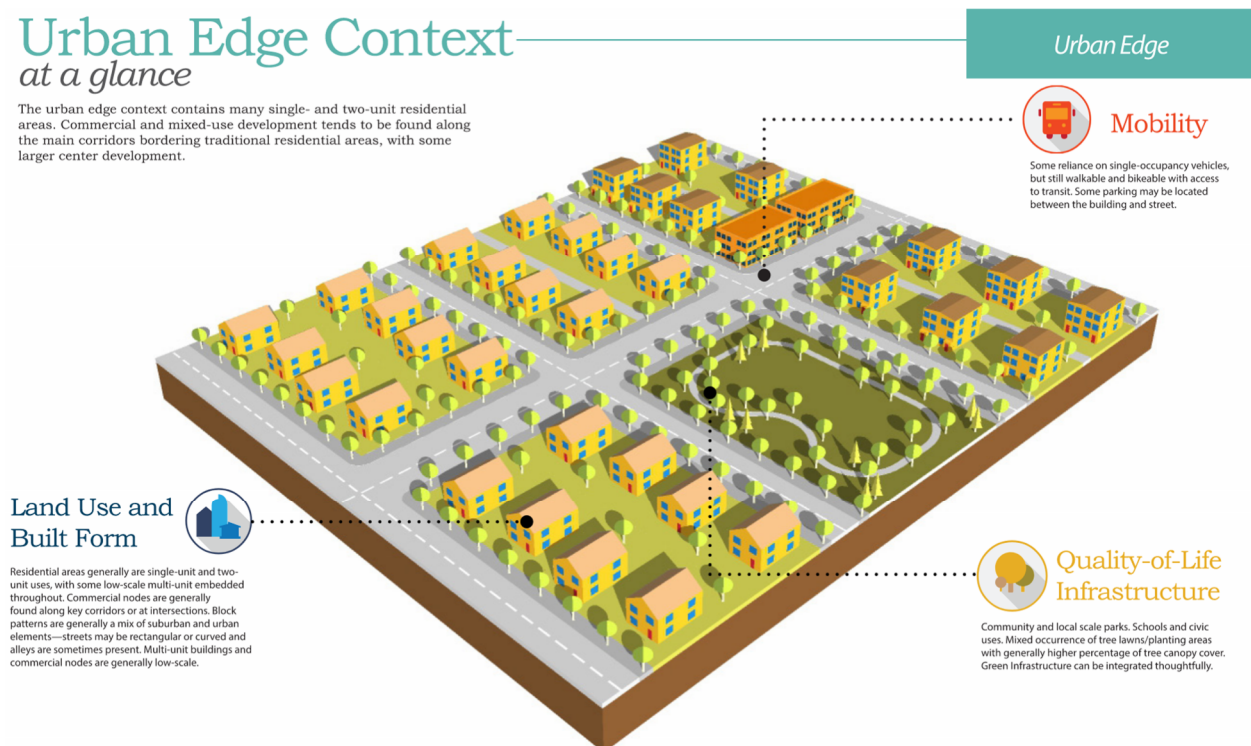
The justifying circumstance identified on the application for the zoning map amendment is since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include changed or changing conditions in a particular area, or in the City generally, a City adopted plan, or the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

The West Area Plan 2023, Blueprint Denver, and the Denver Comprehensive Plan 2040 all suggest that densification and promoting the housing diversity of this area will help progress the City’s vision for the future.<sup>12</sup> A zoning map amendment that changes the Property’s zoning from the E-SU-D1x District to the E-RH-2.5 District will allow denser residential development. The E-RH-2.5 will enable the redevelopment of the Property to include multi-unit residential buildings such as row houses and duplexes, that are located near transit, meeting the density and transit goals of the applicable plans.

## b. Consistency with neighborhood context

### Urban Edge Context *at a glance*

The urban edge context contains many single- and two-unit residential areas. Commercial and mixed-use development tends to be found along the main corridors bordering traditional residential areas, with some larger center development.



Urban Edge



Mobility

Some reliance on single-occupancy vehicles, but still walkable and bikeable with access to transit. Some parking may be located between the building and street.

Land Use and Built Form



Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout. Commercial nodes are generally found along key corridors or at intersections. Block patterns are generally a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present. Multi-unit buildings and commercial nodes are generally low-scale.



Quality-of-Life Infrastructure

Community and local scale parks. Schools and civic uses. Mixed occurrence of tree lawns/planting areas with generally higher percentage of tree canopy cover. Green infrastructure can be integrated thoughtfully.

<sup>12</sup> Denver Comprehensive Plan, Page 28; Blueprint Denver, Page, 30; West Area Plan, Page 27.

(DZC 12.4.10.8.b) The Code requires that all non-legislative map amendments be “consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district.”<sup>13</sup> The Urban Edge neighborhood context is characterized by a mix of elements from both the Urban and Suburban neighborhood contexts. The Urban Edge neighborhood context has primarily single-unit and two-unit residential uses with small-scale multi-unit residential uses and commercial areas embedded in the residential areas.<sup>14</sup> The general purpose of urban edge residential districts is to promote and protect residential neighborhoods within the character of the urban edge neighborhood context, meaning the building form designs, standards, and uses work together to promote desirable residential areas. This includes single unit districts that accommodate the varied patterns of suburban and urban house forms.<sup>15</sup> The specific intent of the E-RH-2.5 District is to be a multi-family district and allow suburban house, urban house, detached accessory dwelling units, duplexes, tandem houses, and row house building forms up to two and a half stories in height.

The proposed rezoning is consistent with Urban Edge Neighborhood Context because it proposes a zone district that maintains the residential character of the neighborhood and incorporates the small-scale multi-unit residential uses typical for the neighborhood. The proposed rezoning is consistent with the general purpose of the Urban Edge Neighborhood Context because it promotes the neighborhood’s desirable residential areas by maintaining the single-unit features of the neighborhood while allowing a varied building form design and standards because of the ability to integrate multi-unite residential building forms onto the Property. The proposed rezoning meets the specific intent of the E-RH-2.5 District because the Property has the potential to accommodate the multi-family housing goals of the District through the construction of new multi-family residential building forms that are not allowed under the current district regulations.

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<sup>13</sup> Denver Zoning Code § 12.4.10.8.B.

<sup>14</sup> Denver Zoning Code § 4.1.1.

<sup>15</sup> Denver Zoning Code § 4.2.2.1.

# IV. Community Outreach

**RE: [EXTERNAL] West Area Plan and potential development**

ericg@workshop40.com <ericg@workshop40.com>

Thu 10/19/2023 5:00 PM

To: 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <Daisy.RochaVasquez@denvergov.org>

Hello Daisy,

11/6 at 11am works for us. Thank you so much for scheduling this. Will you send an invite? I would be happy to send one if needed.

Best,

**Eric Grebliunas, AIA, LEED AP**  
Principal



7822 W. 17th Ave, Lakewood, CO 80214

C: 720-364-2412

[www.Workshop40.com](http://www.Workshop40.com)

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**From:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <Daisy.RochaVasquez@denvergov.org>

**Sent:** Thursday, October 19, 2023 4:49 PM

**To:** ericg@workshop40.com

**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Thanks Eric! Please see below for availability, once confirmed I can send the calendar invite.

- 11/6: 11am-11:30am
- 11/16: 11:30am-12pm

Muchas Gracias,

Daisy Rocha Vasquez | Senior Council Aide  
Office of Council President Jamie Torres

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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>

**Sent:** Wednesday, October 18, 2023 11:03 AM

**To:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>

**Subject:** RE: [EXTERNAL] West Area Plan and potential development

My apologies for the multiple e-mails. I am including the address of the properties are below.

**3419 W 5th Ave** is the primary re-zoning address and what will be the focus of our application.

The owner also purchased 3305 W 5<sup>th</sup> ave.

Also, the CCB presentation is attached for reference.

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



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C: 720-364-2412  
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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>  
**Sent:** Wednesday, October 18, 2023 10:41 AM  
**To:** 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

Great to hear. We will try to stay in the loop with what is happening with them then.

We can be available for a call as early as next week on Tues or Weds (24th/25th) anytime. If we need to look further out Tuesdays and Wednesdays anytime work well for us. If another day works better just let me know and we can likely make it work.

Looking forward to it.

Eric Grebliunas, AIA, LEED AP  
Principal



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**From:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Sent:** Tuesday, October 17, 2023 1:58 PM  
**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hi Eric,

I don't there were any additional comments from CCB and they might be taking a vote at their next meeting. In the meantime, can you tell me what times and days work best for a 30 min call? And please confirm the address locations of the rezonings.

Muchas Gracias,

Daisy Rocha Vasquez | Senior Council Aide  
Office of Council President Jamie Torres

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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>

**Sent:** Monday, October 16, 2023 5:26 PM

**To:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>

**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

Thank you for the response. I will look into that and report back. Is this the only additional comment from CCB or are there other items we can research simultaneously?

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



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---

**From:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>

**Sent:** Monday, October 16, 2023 5:04 PM

**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)

**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hi Eric,

Thanks for touching base, I did speak with the RNO but they wanted to see if DPD could conduct a preliminary Crime Prevention Through Environmental Design (CPTED) analysis on the potential designs or renderings, is that possible? Also, can you confirm the addresses of the properties?

Muchas Gracias,

Daisy Rocha Vasquez | Senior Council Aide  
Office of Council President Jamie Torres

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---

**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>

**Sent:** Monday, October 16, 2023 9:58 AM

**To:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>

**Subject:** RE: [EXTERNAL] West Area Plan and potential development



Hello Daisy,

Just checking in on this. Would you be able to give me an update on what has transpired since we talked with the CCB? Are we at a point where discussing with Counselor Torres is an option? We want to make sure we are capturing as much community and leadership feedback in our application as possible.

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>  
**Sent:** Monday, October 02, 2023 10:34 AM  
**To:** 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

I just wanted to follow up on this and see if there is anything I can do to help.

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>  
**Sent:** Monday, September 18, 2023 5:55 PM  
**To:** 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

It is great to hear a conversation took place and you are getting the comments straight from the RNO. We look forward to hearing how their internal discussions have continued since our last conversation and figuring out how we can best try to address them. We heavily relied on the work done between the city and community found within the West Area Plan 2023 to get us to this point and are excited to take the next steps with guidance from the current active community members and leaders. The owner of the property also owns a local business just a few blocks away on

Federal and is really looking for this project to create a positive impact. If having me join the conversation would be beneficial just say the word and I would be happy to attend to clarify initial feasibility thoughts on where the project is heading.

Also, please do not hesitate to reach out with any questions.

Lastly, do you have any idea on when we might hear back from the RNO? I know these conversations take time and I just want to keep the owner updated.

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



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**From:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Sent:** Monday, September 18, 2023 3:37 PM  
**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hi Eric,

Thanks for letting me know. I did run into the RNO today and they had some concerns they wanted to discuss further with our office, DPD D4, and possibly CPD and DOTI. I want to touch base with them and see where we can find a middle ground. I believe the RNO will loop you in once those discussions are vetted.

Muchas Gracias,

Daisy Rocha Vasquez | Senior Council Aide  
Office of Council President Jamie Torres

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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>  
**Sent:** Friday, September 15, 2023 11:31 AM  
**To:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Cc:** Lara-Jimenez, Jesus - CC YA2245 City Council Aide <[Jesus.Lara-jimenez@denvergov.org](mailto:Jesus.Lara-jimenez@denvergov.org)>  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

I wanted to follow up and let you know that we met with the Community Coalition for Barnum this week and had a great conversation with them about this project. Could you let me know if/ when a meeting with Counselor Torres would be possible for us to further discuss this project? If any additional information would be helpful to include I will happily send it over.

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



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**From:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Sent:** Friday, July 21, 2023 11:35 AM  
**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)  
**Cc:** Lara-Jimenez, Jesus - CC YA2245 City Council Aide <[Jesus.Lara-jimenez@denvergov.org](mailto:Jesus.Lara-jimenez@denvergov.org)>  
**Subject:** Re: [EXTERNAL] West Area Plan and potential development

Hi Eric,

Just wanted to ensure we were on the same page about scheduling, if you can meet with the RNO first we can touch base with a meeting after with CP Torres.

This way, there is more to discuss during our conversation. Hope that helps!

Have a great weekend!

Muchas Gracias,

Daisy Rocha Vasquez | Senior Council Aide  
Office of Council President Jamie Torres

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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>  
**Date:** Monday, July 10, 2023 at 12:32 PM  
**To:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Cc:** Lara-Jimenez, Jesus - CC YA2245 City Council Aide <[Jesus.Lara-jimenez@denvergov.org](mailto:Jesus.Lara-jimenez@denvergov.org)>  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

Thank you for the quick response. We will work on meeting with the RNO next.

Also, could you let us know regarding when we can meet with Counselor Torres? It sounds like she is very busy so getting on the schedule whenever available would be greatly appreciated.

Thank you,

Eric Grebliunas, AIA, LEED AP

Principal



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**From:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>

**Sent:** Monday, July 10, 2023 11:44 AM

**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)

**Cc:** Lara-Jimenez, Jesus - CC YA2245 City Council Aide <[Jesus.Lara-jimenez@denvergov.org](mailto:Jesus.Lara-jimenez@denvergov.org)>

**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hi Eric,

Thanks I hope you had a great holiday too. Can you touch base and meet with the RNO first? It helps us get a better idea of community engagement and feedback from the RNO.

Muchas Gracias,

Daisy Rocha Vasquez | Senior Council Aide

Office of Council President Jamie Torres

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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>

**Sent:** Monday, July 10, 2023 9:29 AM

**To:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>

**Cc:** Lara-Jimenez, Jesus - CC YA2245 City Council Aide <[Jesus.Lara-jimenez@denvergov.org](mailto:Jesus.Lara-jimenez@denvergov.org)>

**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

I hope you had a great 4<sup>th</sup> holiday and were able to enjoy some time off.

I wanted to follow up on this to confirm any initial thoughts and potential meeting times. Also, I am hoping to reach out to the RNO this week, but wanted to confirm with you that the preferred path is for us to talk with the RNO prior to meeting with Counselor Torres. I know sometimes there is a preference in the order that these discussions occur.

Best,

Eric Grebliunas, AIA, LEED AP

Principal



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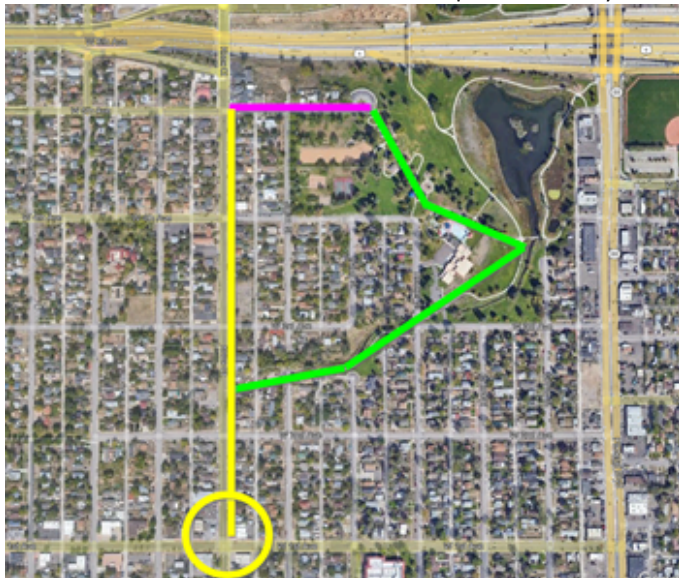
[www.Workshop40.com](http://www.Workshop40.com)**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>**Sent:** Tuesday, June 27, 2023 12:23 PM**To:** 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>**Cc:** 'Lara-Jimenez, Jesus - CC YA2245 City Council Aide' <[Jesus.Lara-jimenez@denvergov.org](mailto:Jesus.Lara-jimenez@denvergov.org)>**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hello Daisy,

Thank you for getting back to me. The owner is looking to re-zone these lots for redevelopment into Row-homes to serve the missing middle housing need and to provide more housing type choice. To us, this means providing reasonably sized units that result in reasonably priced units. The owner is currently looking at building rental row homes around the 1400sf-1800sf size for families.

The specific questions we have around the West Area Plan are primarily related to confirming the accuracy of the plan related to the communities needs as well as better understanding what the vision for Downtown Barnum is. Below is our interpretation of key points that we want to make sure to incorporate into our design to assure we are supporting the community vision.

- Take steps to enhance the Downtown Barnum area around 1<sup>st</sup> and Knox.
  - Add residents/ customers for these businesses
  - Create an accessible “park walk” connection from Knox to Barnum park along 5<sup>th</sup> av. This will entail extensive tree planting along a new accessible sidewalk that can connect Knox to the North Barnum park trail. This trail, when combined with the 5<sup>th</sup> ave walks, can create an accessible community loop that connects residents from their neighborhoods, to the park, and to the downtown area. This will also be one of the most direct accessible routes to the park from anyone arriving by bus / light rail.



- Reducing vulnerability to displacement
  - Provide housing for the missing middle
    - Create modestly sized units that will naturally be more affordable
    - Add housing options that allow direct access to public transit and park space.
  - Providing affordable housing
    - Actually provide affordable units instead of fee in leu
    - Explore available credits for additional affordable units
- Enhance the safety of the north Barnum Park entrance/ parking area.
  - Provide buildings that activate 5<sup>th</sup> ave with front porches and windows that have clear views for “eyes on the street”.

- Provide ample street lights along the new “park walk”.
- Create opportunities for local artist installations on the site
- Buildings need to fit into the neighborhood. Limit their height to 2.5 stories and make sure the massing contributes to the neighborhood context.
- These sites are on the edge of the neighborhood directly adjacent to 6<sup>th</sup> ave. We hope they can act as a buffer and transitional zone between the louder, faster paced highway and the neighborhood.

This is a preliminary summary of key points that we have gathered from the West Area Plan, but we fully appreciate there could be more specific needs for this area that did not make it into the plan. This is really what we would love the opportunity to discuss to make sure these uniquely located sites are enhancing the community as well as contributing to solving issues where possible. We want to collaboratively work through this.

Understood that you are booked out into the future. If you would please schedule us for the next available meeting we would appreciate it. We were thinking that meeting with Counselor Torres prior to the RNO would allow us to get ahead of any potential issues needing to be address to allow our first RNO meeting to be as productive as possible. If the reverse order would be more beneficial to the Counselor we would be happy to proceed that way as well.

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



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**From:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>  
**Sent:** Wednesday, June 21, 2023 10:55 AM  
**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)  
**Cc:** Lara-Jimenez, Jesus - CC YA2245 City Council Aide <[Jesus.Lara-jimenez@denvergov.org](mailto:Jesus.Lara-jimenez@denvergov.org)>  
**Subject:** RE: [EXTERNAL] West Area Plan and potential development

Hi Eric,

Thank you for reaching out to the Office of Councilwoman Jamie Torres. We are currently scheduling into August at this time, but in the meantime what questions do you have specifically about the Barnum in the West Area Plan? And what points in the plan do you specially want to call out? In terms of the property, is your client looking at rezoning or any development on their property? This will better prepare for the meeting.

Also, have you reached out to the RNO? They meet every other month.

Muchas gracias,  
**Daisy Rocha Vasquez** | Senior Council Aide  
she/her/hers  
Office of Council President Jamie Torres  
[daisy.rochavasquez@denvergov.org](mailto:daisy.rochavasquez@denvergov.org)  
720.337.3333 / [Newsletter](#)

\* Hablamos Español



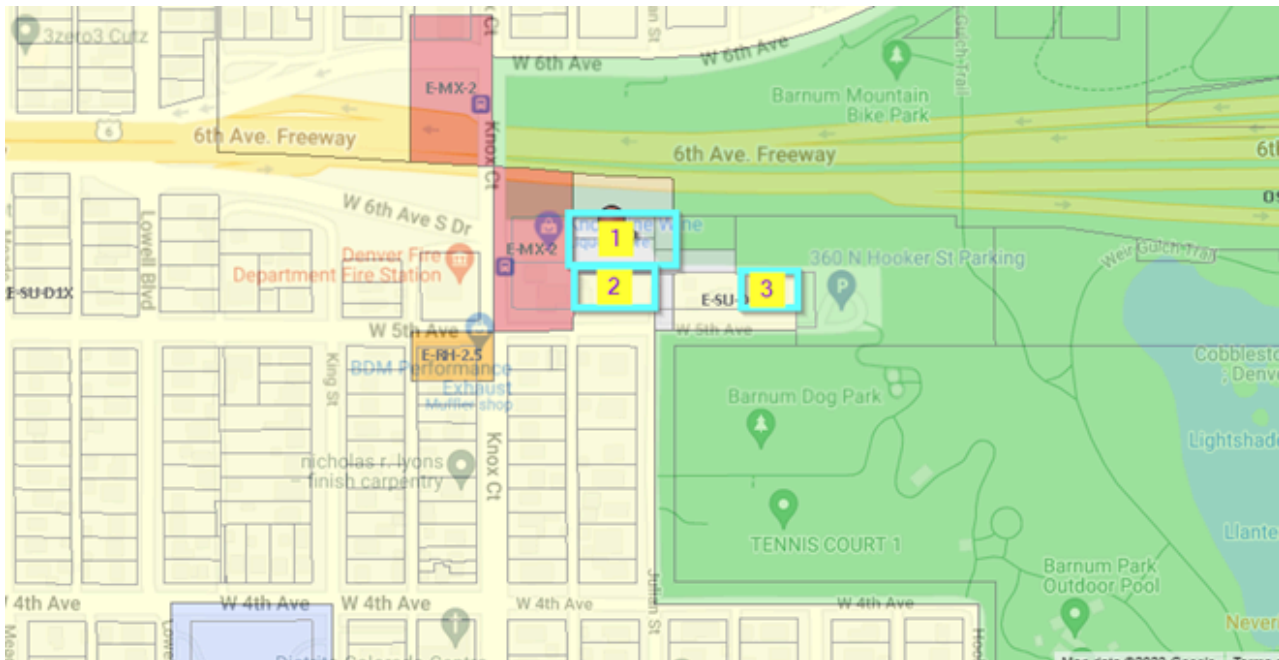


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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>  
**Sent:** Friday, June 16, 2023 10:40 AM  
**To:** District 3 <[District3@denvergov.org](mailto:District3@denvergov.org)>  
**Subject:** [EXTERNAL] West Area Plan and potential development

Hello Counselor Torres,

I am reaching out with the hopes of finding an opportunity to meet with you to discuss the West Area Plan and hear your thoughts on its results and the Barnum neighborhood more specifically. The client I am working with owns the existing PUD lot adjacent to Barnum park and two lots south adjacent (1, 2, and 3 below), all on the north side of 5<sup>th</sup> Ave.



We wanted to meet with you first to get a better understanding of your interpretation of the West Area plan and have a collaborative discussion on potential ways to implement short term and/ or long term strategies to build upon the vision for this area.

Affordable and missing middle housing as well as figuring out how to tie into and support the 1<sup>st</sup> and Knox commercial area is top of mind for us. Accessible, safe, tree lined park connections between Barnum and Knox Ct is also something we would like to explore with you since there are not complete sidewalks connecting 5<sup>th</sup> ave to the north Barnum trail access. I know there are many other aspects of this plan to discuss and we would appreciate the opportunity to hear

your thoughts. If our meeting is granted, the next goal would be to reach out and discuss evolved strategies with the adjacent community and neighborhood organization.

Thank you,

**Eric Grebliunas, AIA, LEED AP**  
**Principal**



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**RE: FW: Barnum Community Meeting - Lots adjacent to Barnum Park**

ericg@workshop40.com <ericg@workshop40.com>

Wed 1/31/2024 11:12 AM

To: 'Janice Mares' <janmares61@gmail.com>

Cc: 'Chala Mohr' <chalamohr@gmail.com>; 'Beautiful Barnum' <beautifulbarnum@gmail.com>

Hello Janice and Chala,

Thank you again for the previous opportunity to meet and talk with you about our re-zoning project months ago. We are nearing our formal application submittal and wanted to check and see if you received any additional feedback from the community about our project. If so, could you share this with us? We dropped off fliers to the surrounding area based on the recommendation from Counselor Torres and were wondering if that sparked any feedback that made its way back to the CCB.

Thank you,

**Eric Grebliunas, AIA, LEED AP**  
Principal



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C: 720-364-2412

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**From:** ericg@workshop40.com <ericg@workshop40.com>

**Sent:** Friday, September 15, 2023 12:00 PM

**To:** 'Janice Mares' <janmares61@gmail.com>

**Cc:** 'Chala Mohr' <chalamohr@gmail.com>; 'Beautiful Barnum' <beautifulbarnum@gmail.com>

**Subject:** RE: FW: Barnum Community Meeting - Lots adjacent to Barnum Park

Hello Janice and Chala,

Thank you for giving Ilya and myself the time to speak with you all earlier this week. Getting together in person to have the discussion really helps drill into key points and make sure everyone understands the project's intent. Hopefully the presentation was helpful to show how Ilya is trying to develop this site with care as this is his community.

Our next step is to meet with Counselor Torres. It is likely she will have her own suggestions on what is important for this project to incorporate which very well could be in alignment with the CCB discussion. To help guide that conversation, we would like to give her a general understanding of how the presentation was received. Below are take aways from my notes. **If I have interpreted any of our conversation incorrectly please let me know and I will make sure it is accurately documented. Also, let me know if there are any other points CCB would like to add to make sure we are accounting for the whole conversation.**

1. CCB recommended we reach out to discuss the project with the neighbors. Ilya has discussed with some of the direct neighbors and we were planning to stop by each adjacent house, drop off an information packet, and ideally discuss the project with them.

2. Crime on this specific street and cul-de-sac is viewed negatively. Adding more eyes on the street was viewed positively.
3. While density is not something the group is necessarily seeking out, locating density in such close proximity to Barnum Park and public transportation as recommended by the West Area Plan was viewed positively.
4. Including a community art installation visible from Barnum Park on the re-zoned lot was viewed positively. **This will be included as part of the re-zoning application to prevent being ignored if the lot were ever sold.**
5. Providing infrastructure improvements (sidewalks, ADA curb ramps, and lighting) as these sites are developed was viewed positively. **This will be included as part of the re-zoning application to prevent being ignored if the lot were ever sold.**
6. Planning for improving the tree canopy between Knox and Barnum Park as these sites are developed was viewed positively. **This will be included as part of the re-zoning application to prevent being ignored if the lot were ever sold.**
7. The “Downtown Barnum Park Loop” created when the previously mentioned infrastructure and tree canopy improvements are completed was viewed positively.
8. Establishing a design precedent for future multi-unit projects to follow was viewed positively. This project could be referenced by CCB in the future as other potential projects come for discussion.
  1. Making sure the project maintains the 2.5 story maximum and stays below the 30’ height to maintain neighborhood character.
  2. Making sure the project’s architectural style draws inspiration from the Barnum neighborhood. Common features are front porches, gable roofs, wood siding, and traditional urban aesthetics.
9. Discussions on how much area each Rowhome would contain was had. Having these be smaller and more “naturally affordable” was viewed positively. It was specifically brought up that the size and modern style typically located around Sloan’s Lake was viewed negatively.
10. Discussion on the need for affordable housing was had. It was acknowledged that the area needs more affordable housing and being able to incorporate affordable housing into the project was viewed positively.
11. Discussion on what “missing middle” housing was had. It was not viewed positively or negatively and it was acknowledged that this type of housing is lacking in the area.

Lastly, you mentioned the possibility of CCB taking a vote on whether to support this project by e-mail. Is that something the board still plans to do?

Thank you,

Eric Grebliunas, AIA, LEED AP  
Principal



7822 W. 17th Ave, Lakewood, CO 80214

C: 720-364-2412

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**From:** Janice Mares <[janmares61@gmail.com](mailto:janmares61@gmail.com)>  
**Sent:** Thursday, September 07, 2023 2:35 PM  
**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)  
**Cc:** Chala Mohr <[chalamohr@gmail.com](mailto:chalamohr@gmail.com)>; Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>  
**Subject:** Re: FW: Barnum Community Meeting - Lots adjacent to Barnum Park

Hi Eric,  
We have you down for 30 minutes.

We also placed you close to 7pm, since folks may have questions. We start at 6pm with DPD & City council persons as they have other meetings to attend in the community the same night.

On Thu, Sep 7, 2023, 9:02 AM <[ericg@workshop40.com](mailto:ericg@workshop40.com)> wrote:

Hello Janice,

Thank you again for helping us coordinate our presentation on the 12<sup>th</sup>. I wanted to check in to see if the agenda has developed any further and to get a better idea of how much or how little time we will have to share.

Looking forward to it.

**Eric Grebliunas, AIA, LEED AP**

**Principal**



7822 W. 17th Ave, Lakewood, CO 80214

C: 720-364-2412

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**From:** [ericg@workshop40.com](mailto:ericg@workshop40.com) <[ericg@workshop40.com](mailto:ericg@workshop40.com)>

**Sent:** Thursday, August 03, 2023 10:26 AM

**To:** 'Janice Mares' <[janmares61@gmail.com](mailto:janmares61@gmail.com)>

**Cc:** 'Chala Mohr' <[chalamohr@gmail.com](mailto:chalamohr@gmail.com)>; 'Beautiful Barnum' <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>

**Subject:** RE: FW: Barnum Community Meeting - Lots adjacent to Barnum Park

Hello Janice,

That is very helpful information, thank you. We will stay flexible and look forward to seeing how the agenda evolves. Also, thank you for confirming there will be some equipment available.

Looking forward to the meeting.

**Eric Grebliunas, AIA, LEED AP**

**Principal**



7822 W. 17th Ave, Lakewood, CO 80214

C: 720-364-2412

[www.Workshop40.com](http://www.Workshop40.com)

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**From:** Janice Mares <[janmares61@gmail.com](mailto:janmares61@gmail.com)>

**Sent:** Wednesday, August 02, 2023 7:05 PM

**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)

**Cc:** Chala Mohr <[chalamohr@gmail.com](mailto:chalamohr@gmail.com)>; Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>  
**Subject:** Re: FW: Barnum Community Meeting - Lots adjacent to Barnum Park

Our meetings are an hour and a half, 6 to 7:30pm.

As we get closer to that date we will see what else is on the agenda.

The Recreation center has some equipment we can use for slides.

On Wed, Aug 2, 2023, 9:28 AM <[ericg@workshop40.com](mailto:ericg@workshop40.com)> wrote:

Hello Janice,

Thank you very much for your response. Good luck with the fest and concert! My family is going to try to make it.

Regarding the presentation, thank you so much for having us. It would be great to be able to put a few slides up for discussion with the group. Is there a TV or projector that is used for this meeting?

Lastly, we want to give those in the adjacent area to our project a heads up about this meeting so they can hear what thoughts we have gathered from Blueprint Denver and the West Area Plan as well as add their local input. Would it be acceptable for us to drop off information letters to the adjacent neighborhood and let them know we will be at the Sept 12<sup>th</sup> community meeting? Also, about how much time do you think the meeting could afford us to use?

Thank you,

**Eric Grebliunas, AIA, LEED AP**  
**Principal**

7822 W. 17th Ave, Lakewood, CO 80214  
C: 720-364-2412  
[www.Workshop40.com](http://www.Workshop40.com)

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**From:** Janice Mares <[janmares61@gmail.com](mailto:janmares61@gmail.com)>  
**Sent:** Tuesday, August 01, 2023 7:08 AM  
**To:** [ericg@workshop40.com](mailto:ericg@workshop40.com)  
**Cc:** Chala Mohr <[chalamohr@gmail.com](mailto:chalamohr@gmail.com)>; Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>  
**Subject:** Re: FW: Barnum Community Meeting - Lots adjacent to Barnum Park

Thank you for the emails.

Sorry for delay in response as we have been busy with our Barnum Fest 8/5/23 preparations as well as Brass in the Grass concert in Barnum Park 8/12/23.

We are very interested in having you attend our next meeting in September as the Barnum Festival is taking the place of our regular schedule.

Our next meeting will be September 12th 2023 at Barnum Recreation center, 6pm.  
Please let us know if you will need anything for a presentation.

Thank you!  
Community Coalition of Barnum

On Mon, Jul 31, 2023, 12:05 PM <[ericg@workshop40.com](mailto:ericg@workshop40.com)> wrote:

Hello Chala,

I am working with the owner of the below three lots just west of Barnum Park and just south of 6<sup>th</sup>. As part of the design process, we wanted to reach out to the local community which led me to finding your contact information on the Denver RNO website. We have reached out to a few other e-mails found related to the Community Coalition for Barnum but have not heard back yet.

The owner is looking to the West Area Plan and Blueprint Denver for guidance on how to incorporate a re-zoning into the communities vision. The re-zoning is trying to create modestly sized Row Homes around the 1400sf-1800sf range with the goal of helping the missing middle and affordable housing need. While both of the previous documents are wonderful resources that strive to help and improve the neighborhood, we would appreciate the opportunity to meet with the CCB and hear your thoughts on what these sites can do to help drive the community towards the West Area Plan vision for Downtown Barnum, enhancing access to Barnum Park from Knox, improving the tree canopy, providing community gardens, incorporating local artists, fitting within the neighborhood context, etc.

One of the larger "master planning" thoughts that these sites can accomplish is contributing to a Downtown Barnum community park loop where all residents can enjoy a more pedestrian experience of the area, activate the street for local businesses, and further enhance the sense of community with impromptu passings while on the walk with other residents. An important part of this is accessibility so all residents can enjoy the amenity together. The sites the owner has can nearly complete an accessible path to connect Knox to the north park entrance. This is just an idea that we would love to hear the communities thoughts on.

Below is a rough idea on how the path would flow. The Yellow circle is the Downtown Barnum intersection, the yellow line is the neighborhood / local business walk, the green is the park/ rec center walk, and the magenta is what we have the possibility of adding to make the entire loop accessible. The magenta also has the potential of making an accessible connection from Knox public transit to Federal through the park.

These sites are a little isolated just south of 6<sup>th</sup> with no other homes facing/ engaging with the properties. We see an opportunity for these sites to help with acting as a buffer between 6<sup>th</sup> and the neighborhood/ park access. Being able to provide improvements and activating this portion of 5<sup>th</sup> ave can also help with some of the safety issues we have been informed about, but this is another item that hearing from the neighborhood about would be helpful.

I apologize that this e-mail got a bit longer than anticipated but we are very excited about the potential of hearing from the community and are looking for ways that we can contribute to the neighborhood. We were not able to reach out prior to the last community meeting to properly get community engagement with the discussion. Is the community meeting the best time we can reach out to the residents and then gather for a discussion? We are open to however the RNO sees this process being most beneficial.

Thank you,

**Eric Grebliunas, AIA, LEED AP**  
**Principal**

7822 W. 17th Ave, Lakewood, CO 80214

C: 720-364-2412

[www.Workshop40.com](http://www.Workshop40.com)

# LETTER OF AUTHORIZATION

To whom it may concern,

I, Ilya Khrestsov with BARNUM HILLS DEVELOPMENT LLC, the owner of the property located at 3419 W 5th Ave, Denver, CO, hereby authorize Eric Grebliunas of Workshop 40 Architects to act on my behalf regarding to the re-zoning of the aforementioned property.

Sincerely,

  
\_\_\_\_\_

Ilya Khrestsov

# LETTERS OF SUPPORT





## 3419 W 5th Ave rezoning

ronnie collin <ronniecollin@gmail.com>

Fri 12/1/2023 3:29 PM

To:ilya@ykmarble.com <ilya@ykmarble.com>;ericg@workshop40.com <ericg@workshop40.com>

Hello Ilya and Eric,

We live on the 400 block of Julian Street, and we received the re-zoning document for 3419 W 5th Avenue. We are actually excited to have a building proposed for that location, as it will help cut down noise from 6th Avenue. We are interested in seeing the proposed plans, are you willing to share those with us?

Thank you,  
Veronica and Michael

--

**VERONICA COLLIN**

**Broker and Owner**

Fresco Real Estate

**303-217-6101 cell**

<https://frescorealestate.com/>

-

# PROOF OF OWNERSHIP



**STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. § 38-30-172 on behalf of BARNUM HILL DEVELOPMENT, LLC, a Colorado limited liability company (“Entity”), which has a mailing address of 188 Federal Blvd, Denver, CO 80219.

Ilya Khrestov, as managing member of the Entity, is authorized to execute instruments conveying, encumbering, and otherwise affecting that real property owned by the Entity and located at 3419 W 5<sup>th</sup> Ave in Denver, Colorado.

Executed this 16 day of April, 2024.

BARNUM HILL DEVELOPMENT, LLC, a  
Colorado limited liability company


By: 

Ilya Khrestov

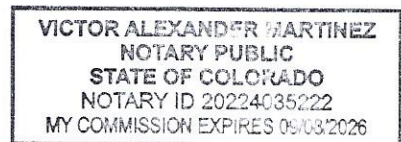
STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The foregoing instrument was acknowledged before me this 16 day of April 2024 by Ilya Khrestov as managing member of Barnum Hill Development, LLC, a Colorado limited liability company.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My commission expires: 09/08/2026





01/03/2018 09:34 AM  
City & County of Denver  
Electronically Recorded

R \$18.00  
WD

D \$45.00

WHEN RECORDED RETURN TO:  
**Barnum Hills Development LLC**  
**188 Federal Blvd**  
**Denver , CO 80219**



*First American*

File Number: 5503-2962883

**WARRANTY DEED**

**THIS DEED**, Made this Twenty-eighth day of December, 2017, between **Sally Marquez** of the City and County of Denver and State of Colorado, grantor, and **Barnum Hills Development LLC** whose legal address is 188 Federal Blvd, Denver , CO 80219 of the City and County of Denver and State of Colorado, grantee:

**WITNESSETH**, That the grantor, for and in consideration of the sum of **FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$450,000.00 )**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, In Severalty all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows:

**LOTS 21 THROUGH 23, BLOCK 107, P. T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY AND THE WEST 1/2 OF VACATED JULIAN STREET, AS SET FORTH IN ORDINANCE NO. 852, SERIES OF 1986, RECORDED DECEMBER 17, 1986 AT RECEPTION NO. 00064365, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

also known by street and number as: **3419 West 5th Avenue, Denver, CO 80204**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, and except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, The grantor has executed this deed on the date set forth above.

*Sally Marquez*  
\_\_\_\_\_  
Sally Marquez

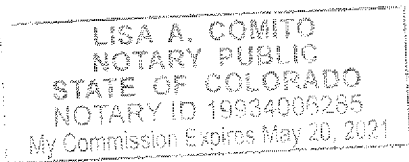
State of **Colorado**

County of **Jefferson**

The foregoing instrument was acknowledged to before me this Twenty-eighth day of December, 2017 by **Sally Marquez**.

Witness my hand and official seal.  
My commission expires: **May 20, 2017**

*Lisa A. Comito*  
\_\_\_\_\_  
Notary Public



# OUTREACH DOCUMENTATION



# PRE-APPLICATION COMMUNITY OUTREACH

The following steps were taken to facilitate community outreach.

- 2023-09-13 - Meeting with the Community Coalition for Barnum to discuss proposed re-zoning.
- 2023-11-06 - Meeting with Counselor Torres to discuss proposed re-zoning.
- 2023-11-24 - Proposed re-zoning information letters distributed.

The document on the following page was hand delivered on 11/24/2023 to all addresses within the area boxed below. This is the area recommended by Counselor Torres for outreach during our pre-application meeting and captures slightly more than what would be a 600' radius from the property. Only one response was received which was positive. This response can be found attached to this application.



Thank you,  
Eric Grebliunas



# 3419 W. 5th AVE

## RE-ZONING NEIGHBOR INFO

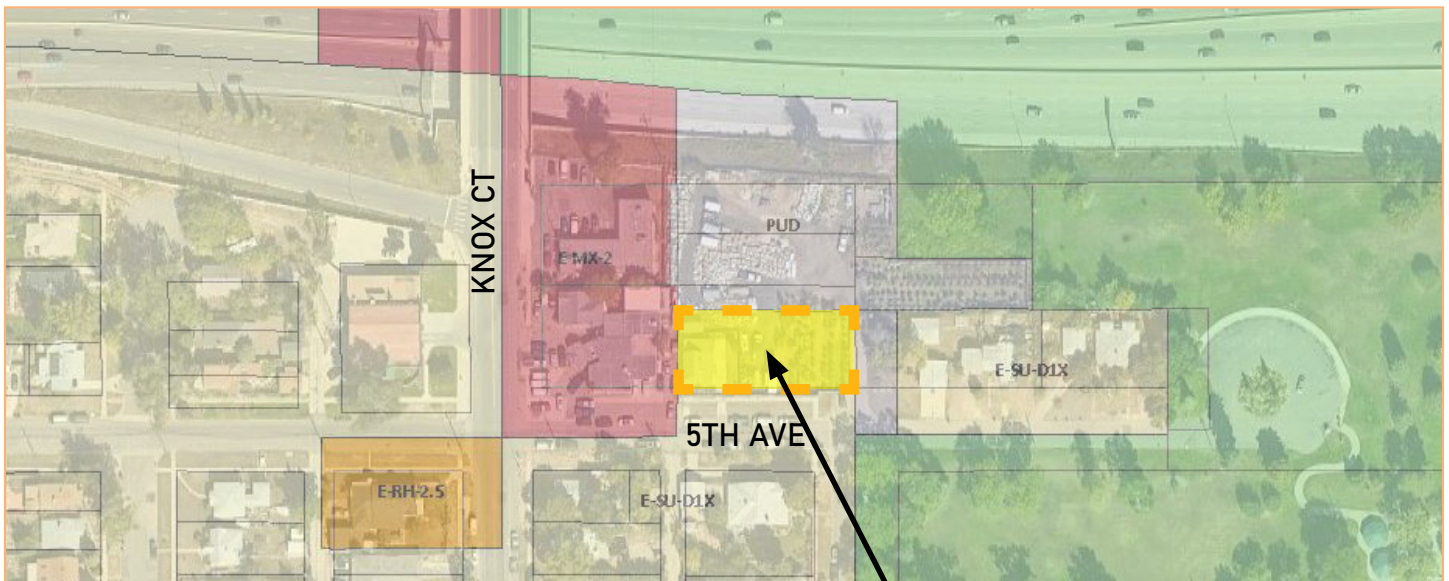
Dear neighbor of 3419 W. 5th AVE,

We are reaching out to inform you that the owner of 3419 W. 5th ave will be pursuing a re-zoning of their property from E-SU-D1X to E-RH-2.5. The intention of the re-zoning is to build 10 row houses on the property for rental and potential future sale. Please reference Blueprint Denver 2019 and West Area Plan 2023 (both available on denvergov.org). These two documents outline Denver's strategic growth plan for how the city and the West Area can maintain their neighborhood character while allowing for planned growth in specific areas. The new zoning has identical height restrictions to the current zonings 2.5 stories or 30' MAX limit. The main difference is the increased number of allowed units on the site. When the project is completed it will include infrastructure improvements such as new side walks, tree lawn, street lights, and art installation. This re-zoning has been presented to and discussed with the Community Coalition for Barnum.

If you have any comments or questions please feel free to reach out to the below contacts. Once our application is submitted we will present to Denver's Planning Commission and City Council which are public meetings open to everyone.

Owner - Ilya Khrestsov - [ilya@ykmarble.com](mailto:ilya@ykmarble.com)

Architect - Eric Grebliunas - [ericg@workshop40.com](mailto:ericg@workshop40.com)



- ROW HOME/ MULTI UNIT
- SINGLE UNIT
- PARK
- MIXED USE
- PUD

**SITE**

## DEVELOPMENT PRE-APPLICATION

This letter is to inform the re-zoning application reviewers that a pre-application meeting with Development Services has not occurred yet. The owner is looking for approval on the re-zoning prior to spending fee to prepare and hold this meeting.

Thank you,  
Eric Grebliunas

## LEGAL DESCRIPTION FOR 3419 W 5<sup>TH</sup> AVENUE

LOTS 21 THROUGH 23, BLOCK 107, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY AND THE WEST 1/2 OF VACATED JULIAN STREET, AS SET FORTH IN ORDINANCE NO. 852, SERIES OF 1986, RECORDED DECEMBER 17, 1986 AT RECEPTION NO. 00064365, CITY AND COUNTY OF DENVER, STATE OF COLORADO.