

April 25th, 2025

## **Rezoning Application Outreach Narrative for 3025 W. 3rd Ave**

To Whom it May Concern:

A summary of the community outreach for this rezone case is listed below:

### RNO Outreach:

We have been in communication with the Community Coalition of Barnum for this rezone case. I called in to the meeting on 9/10/2024 to discuss the project, and then attended in person on 2/11/2025. We discussed the project and there were no big concerns. We plan to go back to the RNO once we have initial renderings and design for the project completed. We are committed to keeping the RNO informed on our progress and fielding comments and feedback from them.

### Councilperson Torres:

We met with Councilperson Torres on 10/17/2024 on a virtual meeting where we discussed displacement and gentrification as well as the newly issued West Area Plan Implementation memo. Ms. Torres had concerns about displacement, but these seem to have been resolved now that we are including an IRU as part of the project.

### Direct Neighbors (within 200' of the property):

We dropped off the attached flyer at the following 13 properties on 4/25/2025.

- 312 Grove, 318 Grove, 330 Grove, 338 Grove, 297 Grove, 270 Grove, 260 Grove, 263 Grove, 269 Grove, 3030 W. 3<sup>rd</sup> Ave., 3040 W. 3<sup>rd</sup> Ave., 275 Federal Blvd., and 303 Federal Blvd.

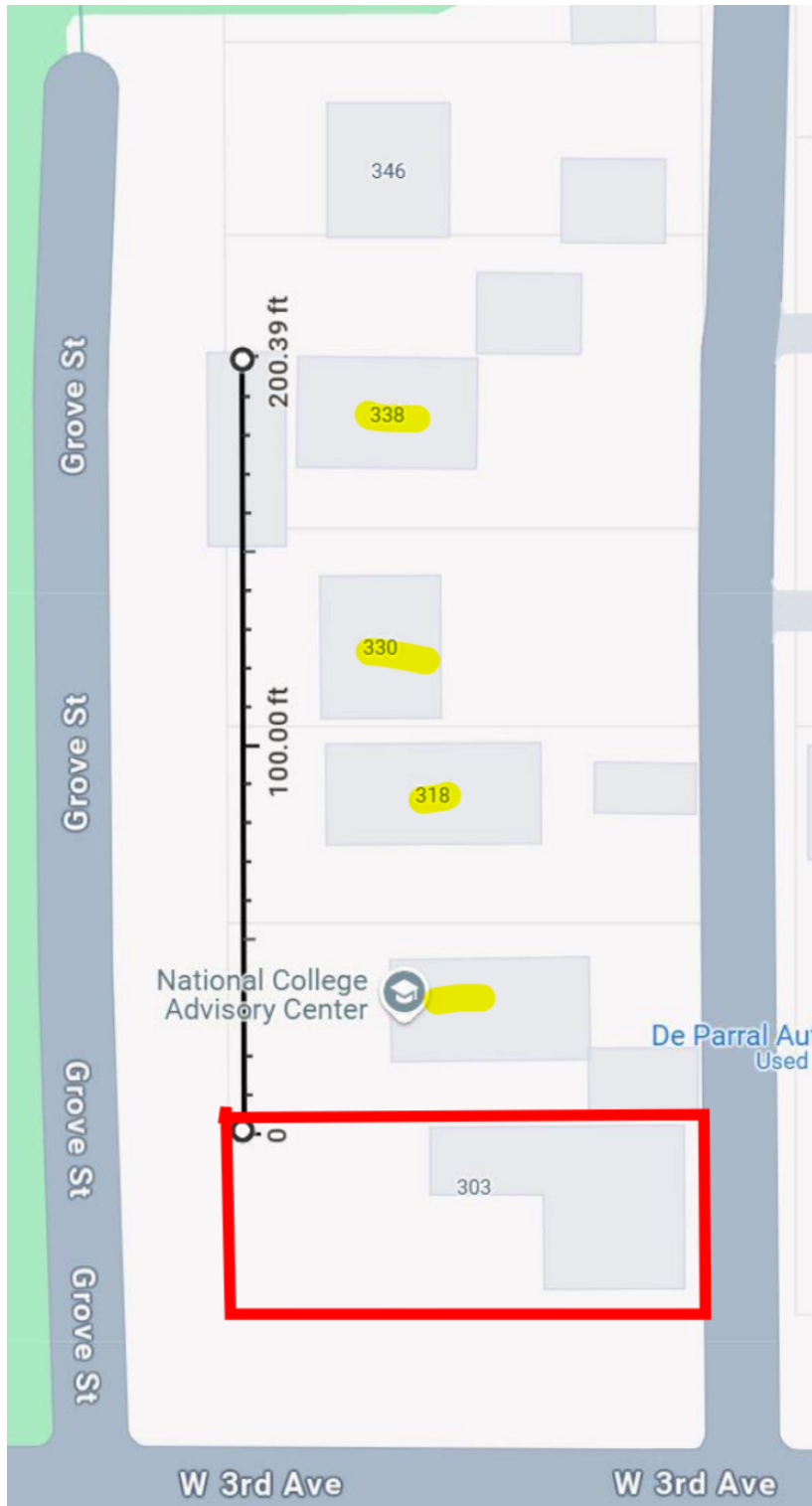
See the following pages for maps showing distances to the noticed properties. We will provide a summary of any comments received for inclusion in the Staff report for Planning Board.

Respectfully,

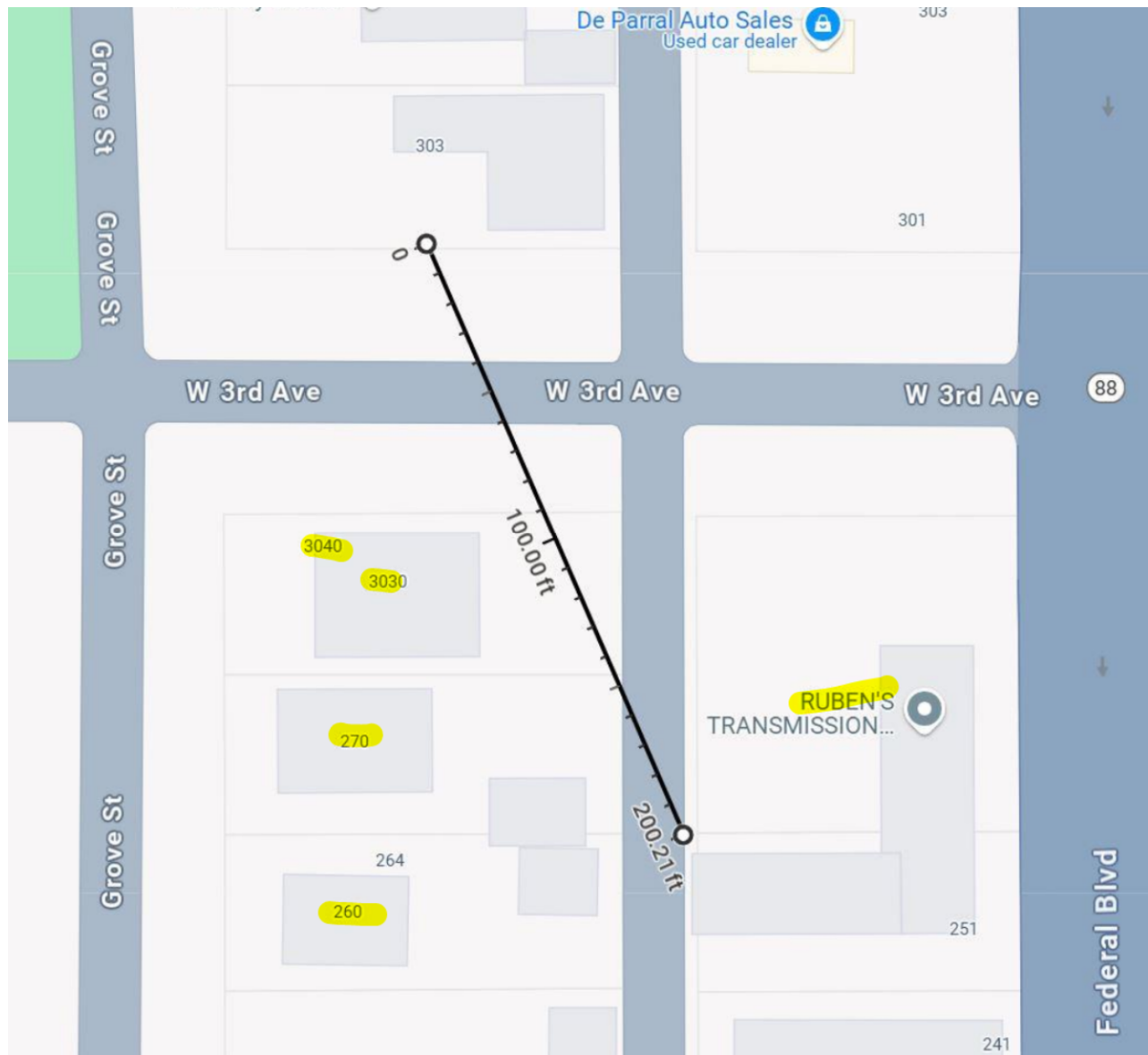


Jesse Donovan, Member 3025 W 3<sup>RD</sup> LLC

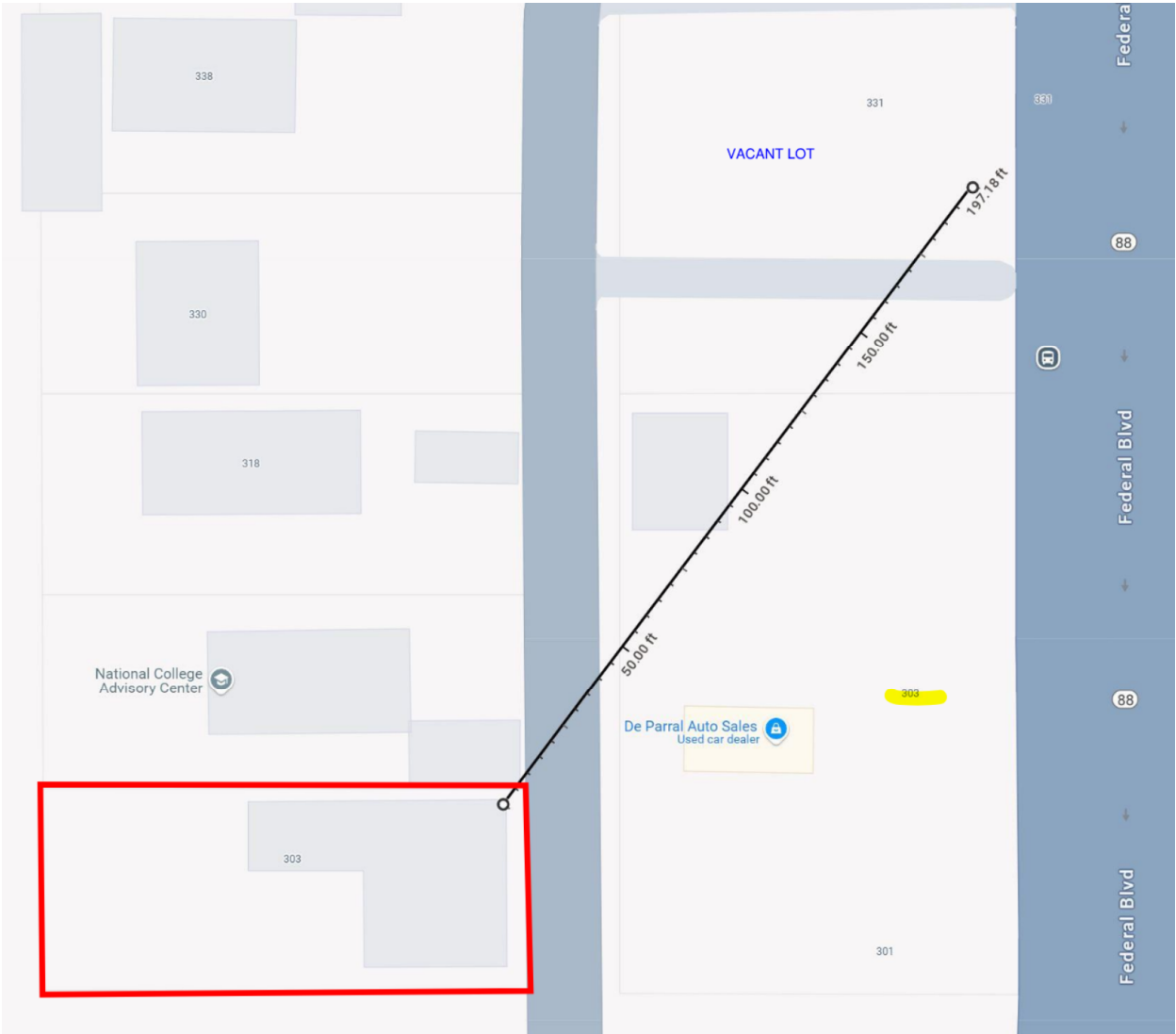
Noticed Properties (North)



## Noticed Properties (Southeast)



Noticed Properties (Northeast)



## Noticed Properties (Southwest)



Dear Neighbor,

We recently purchased the property at 3025 W. 3<sup>rd</sup> Avenue, and intend to rezone the property. Currently the zoning is E-SU-DX, and we will be asking for a zoning designation of E-RX-3. This new zone district will allow us to entitle and permit a townhome building with up to 5 units. These units will be for-sale, will have 3 beds and 2.5 baths, and will include detached garages. Unit size will be approximately 1,400 square feet each. The building will be two-stories, with a maximum height of 27 feet. This height is lower than the currently allowable height of 30 feet. Included with the redevelopment, one of the units will be an income-restricted unit at 110% AMI.

We believe the rezone is supported by the West Area Plan and other comprehensive plans prepared by the City and County of Denver. The map illustrated on the reverse side is from the West Area Plan. Our site is shown on this plan as high-medium residential density due to its adjacency to the future bus rapid transit station at 2<sup>nd</sup> and Federal.

We would love to hear any questions, comments, or concerns from you regarding this project. Please reach out to us via email or phone. Thanks,

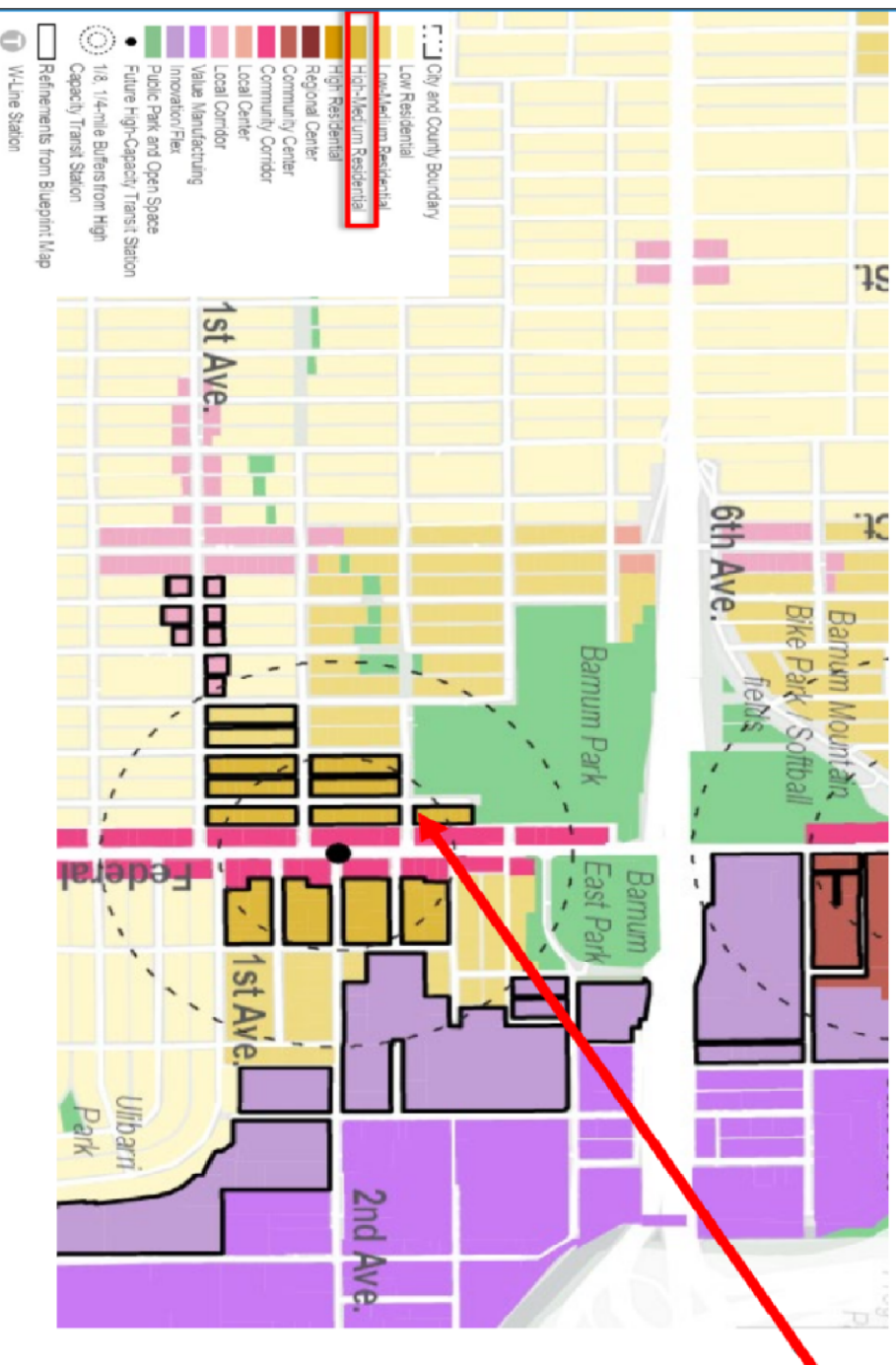
A handwritten signature in blue ink, appearing to read 'Jesse Donovan', with a large, stylized loop at the top.

Jesse Donovan

[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)

720.504.8629

# West Area Plan



## High Medium Residential

- Combination of mid-scale multi-unit residential building forms containing a mix of neighborhood-serving uses appropriate for collector streets and intersections as well as arterial streets and intersections (p. 166).
- Located within 1/8 mile of a future high capacity transit station.

**Jesse Donovan**

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**From:** Jesse Donovan  
**Sent:** Tuesday, February 4, 2025 8:23 AM  
**To:** 'Janice Mares'  
**Cc:** 'Beautiful Barnum'; 'Katie Donovan'  
**Subject:** RE: Request to Present Re-Zone Case

Thanks Janice, we will plan to share a quick slideshow – what is the best way to connect to the TV?

**Jesse Donovan, P.E. CO, TX** | Principal  
Brightlighter Engineering LLC | 720-504-8629 direct

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**From:** Janice Mares <janmares61@gmail.com>  
**Sent:** Monday, February 3, 2025 10:31 PM  
**To:** Jesse Donovan <jesse@brightlightereng.com>  
**Cc:** Beautiful Barnum <beautifulbarnum@gmail.com>; Katie Donovan <katiejdonovan@gmail.com>  
**Subject:** Re: Request to Present Re-Zone Case

Hi Jesse  
Our next meeting is on February 11th, 6pm.  
Barium Rec Center.

Do you want to attend the meeting with your presentation? Let me know if you need AV.

Thank you

On Tue, Jan 21, 2025, 11:50 AM Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)> wrote:

Janice,

Would it be possible to get 15 minutes on the schedule of the next RNO meeting? The website did not state when the next meeting is, so I'm not sure the date.

Thanks,

**Jesse Donovan, P.E. CO, TX** | Principal

Brightlighter Engineering LLC | 720-504-8629 direct



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**From:** Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)>

**Sent:** Tuesday, November 5, 2024 10:17 AM

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

**Cc:** 'Beautiful Barnum' <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>; 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>; 'Katie Donovan' <[katiejdonovan@gmail.com](mailto:katiejdonovan@gmail.com)>

**Subject:** RE: Request to Present Re-Zone Case

Sounds good, and thanks for the invite!

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

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

**Sent:** Friday, November 1, 2024 8:50 PM

**To:** Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)>

**Cc:** Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>; Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>; Katie Donovan <[katiejdonovan@gmail.com](mailto:katiejdonovan@gmail.com)>

**Subject:** Re: Request to Present Re-Zone Case

Hi Jesse

Our next meeting will be December 10th.

We are not planning on having any speakers as we have our election and are doing a cookie exchange.

You are welcome to come and join us.

On Tue, Oct 29, 2024, 1:15 PM Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)> wrote:

Hi Janice,

I wanted to follow up on the email from the 17<sup>th</sup> below. Thanks,

**Jesse Donovan, P.E. CO, TX | Principal**

Brightlighter Engineering LLC | 720-504-8629 direct

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**From:** Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)>  
**Sent:** Thursday, October 17, 2024 10:51 AM  
**To:** 'Janice Mares' <[janmares61@gmail.com](mailto:janmares61@gmail.com)>  
**Cc:** 'Beautiful Barnum' <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>; 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>; Katie Donovan ([katiejdonovan@gmail.com](mailto:katiejdonovan@gmail.com)) <[katiejdonovan@gmail.com](mailto:katiejdonovan@gmail.com)>  
**Subject:** RE: Request to Present Re-Zone Case

Janice,

I wanted to see if we could come back to the Barnum RNO meeting to discuss our site (3025 W. 3<sup>rd</sup> Avenue) in more detail. At the last meeting, I had to just call in so I think it would be beneficial to meet in person. Please let us know if it is possible to get a 15-minute slot at the meeting.

Thanks,

**Jesse Donovan, P.E. CO, TX | Principal**

Brightlighter Engineering LLC | 720-504-8629 direct

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**From:** Janice Mares <[janmares61@gmail.com](mailto:janmares61@gmail.com)>  
**Sent:** Thursday, July 25, 2024 3:12 PM  
**To:** Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)>  
**Cc:** Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>  
**Subject:** Re: Request to Present Re-Zone Case

Of course! We will pencil you in for September.

On Thu, Jul 25, 2024, 1:55 PM Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)> wrote:

Janice,

Thanks for the response – unfortunately I'll be out of town August 12-16, so I may miss that meeting. Can we get on the schedule for September?

Thanks,

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

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**From:** Janice Mares <[janmares61@gmail.com](mailto:janmares61@gmail.com)>  
**Sent:** Wednesday, July 24, 2024 10:06 PM  
**To:** Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)>  
**Cc:** Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>  
**Subject:** Re: Request to Present Re-Zone Case

Sorry for the delayed response.

Thank you for asking for time on our next agenda.

We usually don't have another meeting until September however I have asked our Board to vote on an August meeting.

I will let you know as soon as possible if we will have a meeting.

We are having Barnum Fest at the library this weekend, 10 to 1pm at the library.

Our meetings are held at Barnum Recreation Center, 2nd Tuesday of the month at 6pm.

On Tue, Jul 16, 2024, 8:12 PM Jesse Donovan <[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com)> wrote:

Hi,

My name is Jesse Donovan, and my wife and I just purchased the property at 3025 W. 3<sup>rd</sup> Ave. We wanted to find out when the next Community Coalition of Barnum meeting will take place so we can present our plans to re-zone the property. We tried to go to the website but received the following error:

Are you able to let us know how best to engage your organization? We'd love 15 minutes to present our plans and listen to the community's input. Thanks!

**Jesse Donovan, P.E. CO, TX | Principal**

Brightlighter Engineering LLC | 720-504-8629 direct

1 Broadway, A225, Denver, CO 80203

[jesse@brightlightereng.com](mailto:jesse@brightlightereng.com) | [www.brightlightereng.com](http://www.brightlightereng.com)