



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	640 TENN OWNER LLC
Address	1400 Glenarm Pl Suite 100
City, State, Zip	Denver, CO 80202
Telephone	303.534.5005
Email	tsnyder@shamesmakovsky.c
*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(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	
**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.	
SUBJECT PROPERTY INFORMATION	
Location (address):	640 West Tennessee Ave. Denver, CO 80223
Assessor's Parcel Numbers:	05154-03-016-000
Area in Acres or Square Feet:	70,320 SF
Current Zone District(s):	I-A UO-2
PROPOSAL	
Proposed Zone District:	I-MX-5
PRE-APPLICATION INFORMATION	
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"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method _____ email 6/30 & mtg 7/5 <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)



REZONING GUIDE

Rezoning Application Page 2 of 4

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> 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.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040</i>'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how 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>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezonings: 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 and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</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 checked="" 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> <ul style="list-style-type: none">a. Changed or changing conditions in a particular area, or in the city generally; orb. A City adopted plan; orc. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p><input checked="" 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 checked="" type="checkbox"/> 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.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how 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>



REZONING GUIDE

Rezoning Application Page 3 of 4

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.)
- Other Attachments.** Please describe below.

Referencing "Pre-Application Information" from page 1:

Applicant did not have a concept or pre-application meeting with Development Services because the applicant does not plan to develop the property immediately upon rezone. There are no development plans in place at present time.



REZONING GUIDE

Rezoning Application Page 4 of 4

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 In- terest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification state- ment	Date	Indicate the type of owner- ship docu- mentation provided: (A) Assessor's record, (B) war- ranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner autho- rized a repres- sentative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/12/20	(A)	YES
640 Tenn Owner LLC c/o 640 Tenn Manager, LLC	1400 Glenarm Pl. Suite 100 Denver, CO 80202	100%	<i>T. S. Smith J. Q. Smith</i>	9/20/22	A	YES NO
						YES NO
						YES NO
						YES NO

Legal Description of the Property

One parcel of land, located the street address of
640 W. Tennessee Ave. Denver, CO 80223

A parcel of land lying within the northwest $\frac{1}{4}$ (NW 1/4) of the southwest quarter (SW $\frac{1}{4}$) of Section 15, township 4 south, range 68 west of the 6th principal meridian, city and county of Denver, State of Colorado.

Lots 1 TO 8, inclusive and Lots 36 TO 48, inclusive Block 14
Vanderbilt Park
City and County of Denver
State of Colorado

Inclusions:

Improvement Location Certificate Survey

Prepared by Power Surveying Company

11/11/2020

Improvement Location Certificate

A PARCEL OF LAND LYING WITHIN THE NORTHWEST $\frac{1}{4}$ (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

ABBREVIATIONS

BOH	BUILDING OVERHANG
CONC	CONCRETE
OS	OFFSET
PARKING SP	PARKING SPACES
RR TIE	RAIL ROAD TIE
BLDG-BLDG	BUILDING TO BUILDING
BLDG-PL	BUILDING TO PROPERTY LINE
FIN-PL	FIN TO PROPERTY LINE
TRANS	TRANSFORMER
WC	WITNESS CORNER

SURVEYOR'S NOTES

- DATE OF FIELD WORK COMPLETION: NOVEMBER 4, 2020.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF COMMENCEMENT SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE. POWER SURVEYING, INC. RELIED UPON THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT NUMBER 0000310830 BEARING AN EFFECTIVE DATE OF AUGUST 25, 2020 AT 5:30 P.M.
- UNIT OF MEASUREMENT: US SURVEY FEET.

LEGEND

MONUMENT FOUND, AS NOTED

THE FOLLOWING DESCRIPTION IS THE SAME AS IN SCHEDULE A OF STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT NUMBER 2000310830 BEARING AN EFFECTIVE DATE OF AUGUST 25, 2020 AT 5:30 P.M.

LOTS 1 TO 8, INCLUSIVE AND LOTS 36 TO 48, INCLUSIVE, BLOCK 14, VANDERBILT PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN AS 640 W TENNESSEE AVE, DENVER, CO

PROPERTY DESCRIPTION

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR 640 TENN OWNER, LLC AS THE BUYER/CLIENT, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY 640 TENN OWNER, LLC AS THE BUYER/CLIENT, AND DESCRIBES THE PARCEL'S APPEARANCE ON NOVEMBER 4, 2020.

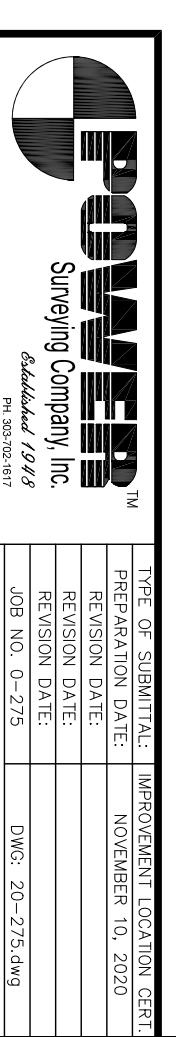
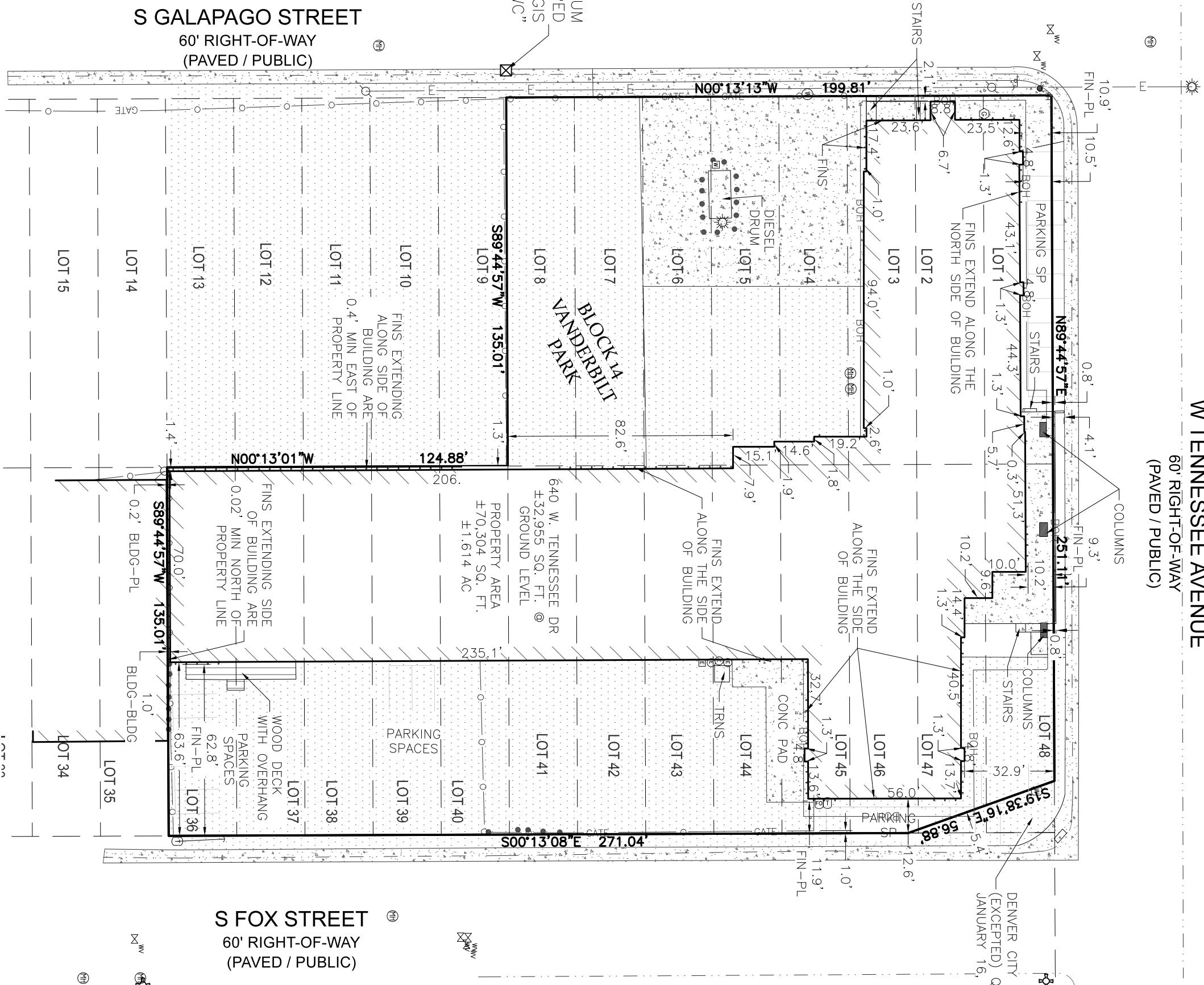
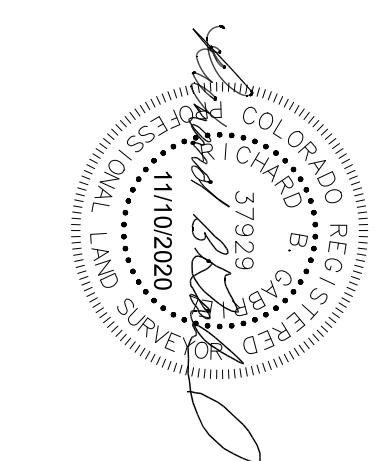
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 4, 2020, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR 640 TENN OWNER, LLC AS THE BUYER/CLIENT, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY 640 TENN OWNER, LLC AS THE BUYER/CLIENT, AND DESCRIBES THE PARCEL'S APPEARANCE ON NOVEMBER 4, 2020.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 4, 2020, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

RICHARD B. GABRIEL
PLS 37929



TYPE OF SUBMITTAL: IMPROVEMENT LOCATION CERT.
PREPARATION DATE: NOVEMBER 10, 2020
REVISION DATE:
REVISION DATE:
JOB NO. 0-275 DNG 20-22749

640 W TENNESSEE AVE

Owner 640 TENN OWNER LLC
1400 GLENARM PL RM100
DENVER, CO 80202-5000

Schedule Number 05154-03-016-000

Legal Description VANDERBILT PARK B14 L1 TO 8 & L36 TO 48

Property Type INDUSTRIAL-WAREHOUSE

Tax District DENVER

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	35000
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1974	Basement/Finish:	0/0
Lot Size:	70,320	Zoned As:	I-A

Note: Valuation zoning may be different from City's new zoning code.

Current Year

Actual Assessed Exempt

Land	\$2,461,200	\$713,750	\$0
Improvements	\$2,129,000	\$617,410	
Total	\$4,590,200	\$1,331,160	

Prior Year

Actual Assessed Exempt

Land	\$2,461,200	\$713,750	\$0
Improvements	\$2,129,000	\$617,410	
Total	\$4,590,200	\$1,331,160	

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74..618 ***

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/28/2022	2/28/2022	2/28/2022
Original Tax Levy	\$49,664.26	\$49,664.26	\$99,328.52
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$49,664.26	\$49,664.26	\$99,328.52
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment i	N	Prior Year Delinquency i	N
Additional Owner(s) i	N		
Adjustments i	N	Sewer/Storm Drainage Liens i	N
Local Improvement Assessment i	N	Tax Lien Sale i	N
Maintenance District i	N	Treasurer's Deed i	N
Pending Local Improvement i	N		

Real estate property taxes paid for prior tax year: **\$76,644.18**

Assessed Value for the current tax year

Assessed Land	\$713,750.00	Assessed Improvements	\$617,410.00
Exemption	\$0.00	Total Assessed Value	\$1,331,160.00

**RESOLUTION OF THE SOLE ORGANIZER
OF
640 TENN OWNER, LLC,
A COLORADO LIMITED LIABILITY COMPANY**

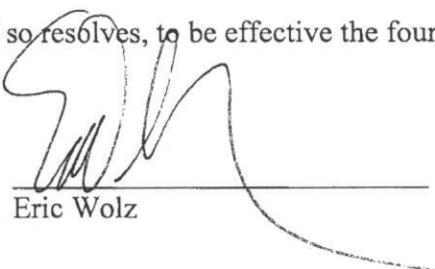
The undersigned, being the sole organizer of 640 Tenn Owner, LLC, a Colorado limited liability company (the "Company"), hereby resolves as follows:

WHEREAS, the Company was organized by the filing of articles of organization with the Secretary of State of Colorado on November 4, 2020; and

WHEREAS, the organizer intends that 640 Tenn Manager, LLC be the initial member of the Company.

NOW THEREFORE, BE IT RESOLVED that the undersigned, as organizer of the Company, hereby names 640 Tenn Manager, LLC as the initial member of the Company, to have all the rights and obligations granted to a member of a limited liability company organized in Colorado pursuant to the Colorado Limited Liability Company Act.

IN WITNESS WHEREOF, the undersigned so resolves, to be effective the fourth day of November, 2020.

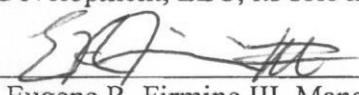


Eric Wolz

Acknowledged and agreed:

640 Tenn Manager, LLC

By: RF Development, LLC, its sole member

By: 
Eugene R. Firmine III, Manager

**WRITTEN CONSENT
OF THE MANAGERS OF 640 TENN MANAGER, LLC**

The undersigned, being all of the managers of 640 Tenn Manager, LLC, a Colorado limited liability company (the "Company"), hereby resolve as follows, to be effective as of December 15, 2020:

WHEREAS, the Company is the manager of 640 Tenn Owner, LLC, a Colorado limited liability company ("640 Tenn Owner");

WHEREAS, 640 Tenn Owner is party to that certain purchase agreement for the acquisition of the real property located at 640 West Tennessee Avenue in Denver, Colorado (the "Property") together with related acquisition documents, the "Purchase Documents");

WHEREAS, Pacific Western Bank ("Lender") is willing to advance to 640 Tenn Owner the sum of \$3,630,000, to be applied toward the purchase and/or development of the Property pursuant to the Purchase Documents, all on the terms and conditions set forth in the loan agreement in the form delivered to 640 Tenn Owner and to the Company by the Lender and approved by the undersigned (the "Loan Agreement"); and

WHEREAS, the undersigned believe, in their respective capacities as manager of the Company, that it is best interests of the Company, in its capacity as manager of 640 Tenn Owner, to cause 640 Tenn Owner to enter into the Purchase Documents, and to enter into the Loan Agreement and to execute and deliver such other agreements and instruments as contemplated by the Loan Agreement (collectively, the "Loan Documents"), to grant a lien on its assets consistent with the terms of the Loan Documents, and to perform its obligations thereunder.

NOW THEREFORE LET IT BE:

RESOLVED, that the Purchase Documents and the Loan Documents are hereby adopted and approved by the Company, in its capacity as the sole manager of 640 Tenn Owner;

RESOLVED, that the Company, in its capacity as the sole manager of 640 Tenn Owner, shall cause 640 Tenn Owner to enter into and perform its obligations under the Purchase Documents and the Loan Documents, to grant a lien on its assets consistent therewith, and to enter into such agreements as the Lender may require;

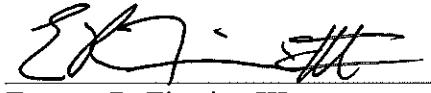
RESOLVED, that each of Eugene R. Firmine III and Todd A. Snyder be, and he hereby is, authorized and directed, in his capacity as Manager of the Company, to execute and deliver the Purchase Documents and the Loan Documents and such other documents as he considers necessary, appropriate and desirable in connection with the foregoing resolutions; and

RESOLVED, that all documents, agreements and instruments previously executed and delivered, and any and all actions previously taken by any manager, director, officer, employee or agent of the Company in connection with or related to the matters set forth in, or reasonably contemplated or implied by, the foregoing resolution be, and each of them hereby is, adopted, ratified, confirmed and approved in all respects and for all purposes as the acts and deeds of the Company.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned have caused this consent to be executed and effective as of the date first written above.

MANAGERS:



Eugene R. Firmine III



Todd A. Snyder

GENERAL REVIEW CRITERIA

CONSISTENCY WITH ADOPTED PLANS:

Rezoning 640 W. Tennessee Ave. (the Property) from its current industrial zone district (I-A) to an Industrial Mixed-Use (I-MX) will help achieve the goals outlined in and is consistent with the recommendations detailed in all four of the City's adopted plans affecting the Property.

Criteria for Rezoning: There are four City adopted plans that guide the land use and development of the Property:

1. Denver Comprehensive Plan 2040
2. Blueprint Denver (2019)
3. I-25 and Broadway Station Area Plan
4. Athmar Park Neighborhood Plan

[Link to Google Maps Aerial](#)



DENVER COMPREHENSIVE PLAN 2040

The proposal is consistent with a multitude of Denver Comprehensive Plan 2040 objectives, strategies, and recommendations, including:

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 29)*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 29)*
- *Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 55)*
- *Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 55)*

The Denver Comprehensive Plan 2040 calls for an increase in affordable housing units, within mixed-use developments that can appeal to individuals and families of all types, with proximity to transit.

Rezoning the property to I-MX-5 zoning will do just that: allow an opportunity for the Property to be redeveloped into a multi-tenant, 5-story mixed-use building, including residential units. A new building at the Property will increase the housing supply at a location within walking distance to one of the city's largest mixed-use, transit-oriented development hubs, I-25/Broadway Station. Given the high cost of land immediately adjacent to the I-25/Broadway Station platform, developers working on multifamily projects there will need to charge top of market rates to justify the cost of development. 640 W. Tennessee's current market value, even after a rezone will be significantly less than properties located at or immediately adjacent to the I-25/Broadway Station. This lower value will allow a developer to deliver more units at more affordable prices within the community. Additionally, in keeping with the Industrial Mixed-Use zoning, a myriad of commercial and industrial uses will still be allowed to operate at the Property, allowing residents to live, work and play within their own neighborhood.

- *Connected, Safe and Accessible Places Goal 8, Strategy B – Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership (p. 42).*

Given the property's proximity to the I-25/Broadway RTD Station, I-25, and Santa Fe Drive, adding more residential units will help activate the neighborhood, including Vanderbilt Park West, creating a safer, more accessible environment for existing residents and employees in the Athmar Park neighborhood. This will encourage nearby residents and employees to walk and bike through Vanderbilt Park West on their way to work, eat and shop and use public transportation at the I-25/Broadway Station.

BLUEPRINT DENVER – 2019

The proposed rezoning of 640 W. Tennessee Ave. is consistent with the policies and strategies outlined in Blueprint Denver. According to the “Districts” map adopted in Blueprint Denver, the Property is consistent with the future neighborhood context of a Special District – Innovation Flex. As stated in Blueprint Denver, these districts can be mixed-use and multi-tenant where residential uses are compatible.

Neighborhood Context – Special District

Future Places – Innovation/Flex

Innovation Flex neighborhoods are intended to provide a buffer from heavy production and value manufacturing areas of the city while transitioning into more urban, mixed-use residential and retail neighborhoods with transit. These districts are intended to support businesses in the research/design, technology, logistics and craft/bespoke “maker” space industries, while also providing residential housing options for people working at these companies. Residential uses are compatible within the Innovation/Flex Districts.

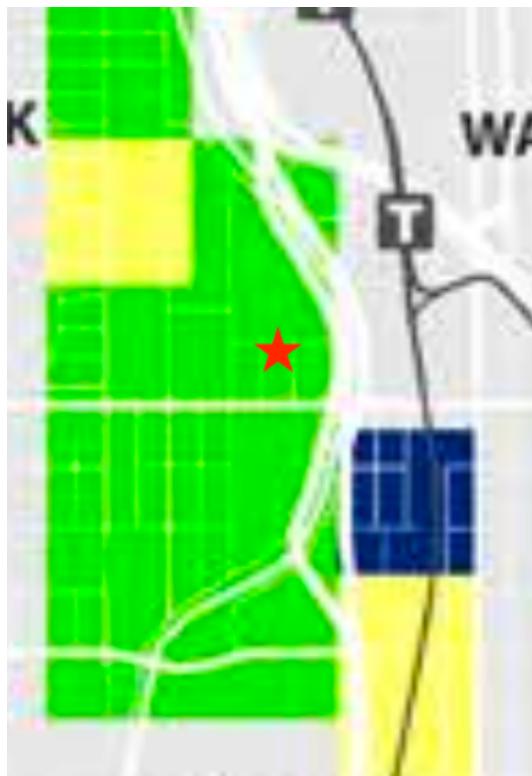
Page 285

Innovation / Flex


Assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related offices uses are found in these areas. Residential uses are compatible. Multi-tenant buildings are common. Buildings should orient to the street and contain pedestrian-friendly features. Building scale varies greatly.

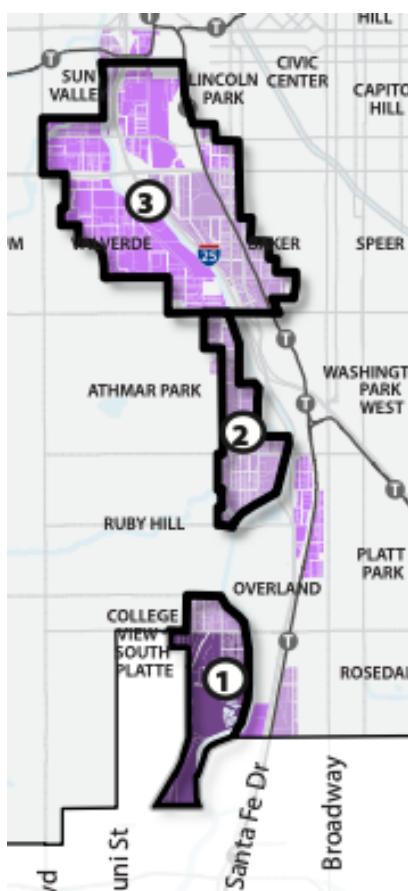
Streets in these areas are typically on the standard grid system with on-street parking and multi-modal access.





Value vs Threat

- Low Value / Low Threat
- High Value / Low Threat
- Low Value / High Threat
- High Value / High Threat



Manufacturing Preservation Areas

Blueprint Denver identifies eight areas in the city to preserve the ability to continue and expand manufacturing uses, which are outlined on the map. Please see Chapter 3 for specific policies and strategies related to manufacturing.

1. River Drive: A heavy production district in south Denver near the South Platte River with strong regional transportation connections including freight rail.

2. West Central: Located in the Athmar Park and Ruby Hill neighborhoods, the West Central area is an innovation/flex district.

3. Sun Valley: A district with both innovation/flex and value manufacturing bisected by the consolidated main line freight corridor and I-25 in the Sun Valley, Valverde, Lincoln Park and Baker neighborhoods.

03
POLICY

Preserve high-value manufacturing areas and allow low-value manufacturing areas to transition to higher intensity uses.

GOALS: 4

Manufacturing uses contribute to the fiscal health of the city and provide middle-skill jobs to residents. Manufacturing employers are generally more valuable than many retail employers as they provide higher wages and have a greater opportunity for value-added services. Portions of Denver's manufacturing areas are under threat for redevelopment into other uses. High-value manufacturing areas, especially with limited

- A. Preserve the high-value manufacturing districts mapped as "manufacturing preservation areas" in Chapter 5. To help preserve these areas, residential uses should be prohibited in the heavy production and value manufacturing districts. Residential uses are appropriate in the innovation/flex districts.
- B. Through small area planning, examine value manufacturing and heavy production districts that are considered highly valuable but are under a high threat of redevelopment to determine if potential uses outweigh the value of preserving industrial uses.
- C. In value manufacturing areas, use zoning and other tools to encourage the retention and creation of employment capacity by increasing development capacity.

Growth Strategy

As shown on the Growth Strategy map within Blueprint Denver, approximately 5% of Denver's projected population growth is expected to occur within Districts, and specifically within Innovation/Flex areas. Providing more mixed-use buildings, with residential units within Innovation-Flex Districts is consistent with Blueprint Denver's projections of where new residential and jobs growth will occur.

Page 51

Denver in 2040

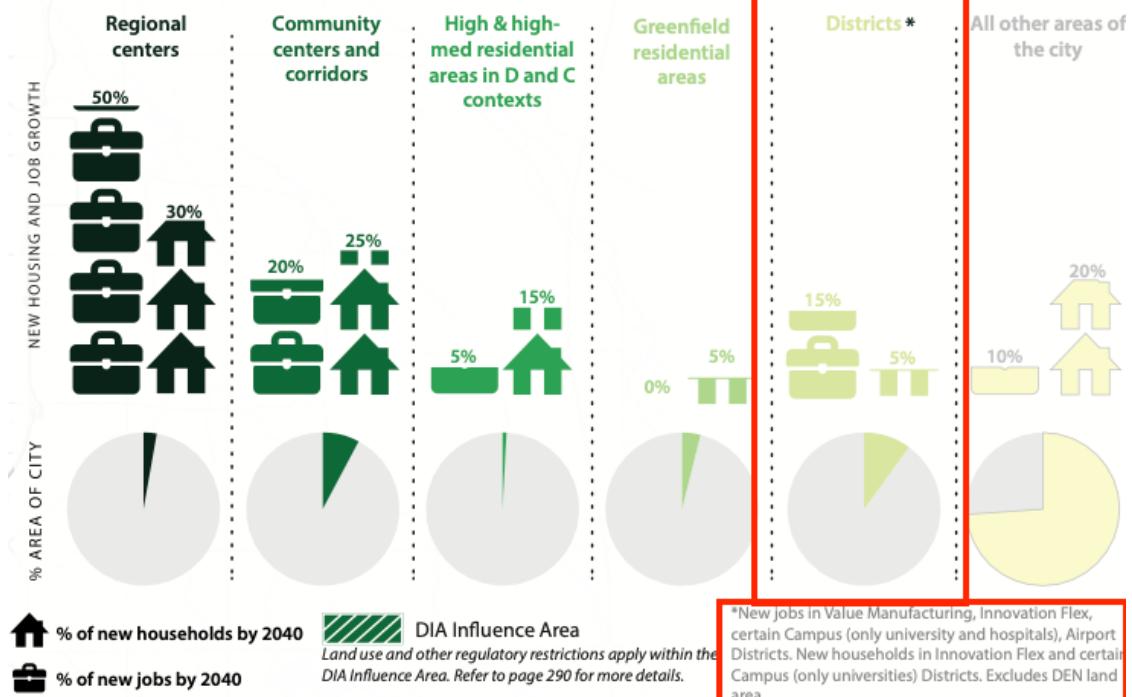
Total Projections

Population: 894,000
Jobs: 720,000

2017-2040 Growth Projections

Population: +189,000
Households: +90,000
Jobs: +136,000

Future Growth Areas



Street Types & Mobility

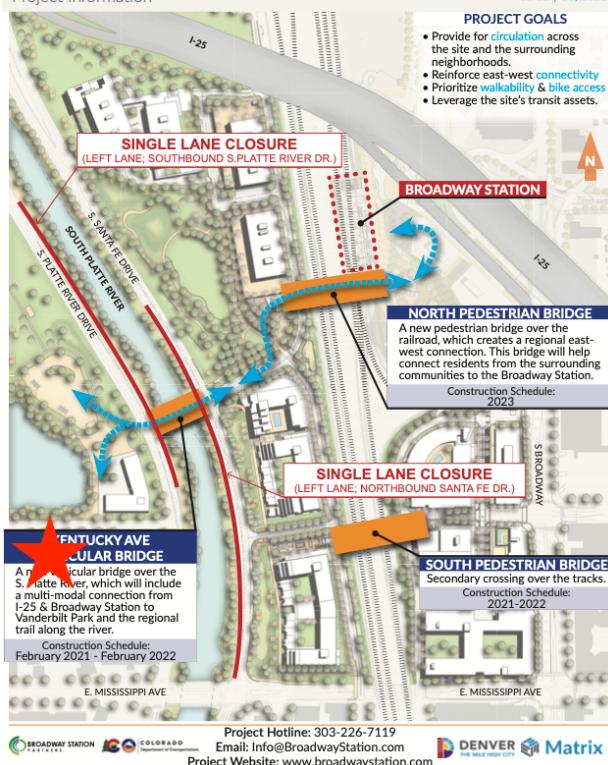
West Tennessee Ave, south of Vanderbilt Park West where the property is located does not currently have sidewalks. Rezoning the Property, to allow for a mixed-use building will enhance the pedestrian experience and improve mobility and safety on the street with new sidewalks and lighting.

The Property is located directly across the street from Vanderbilt Park West, where a new pedestrian bridge will be located. That bridge is intended to connect Vanderbilt Park West and the Athmar Park neighborhood to the I-25/Broadway Station. Rezoning 640 W. Tennessee to I-MX-5 will provide a buffer between the nearby industrial properties, help activate Vanderbilt Park West while creating a more accessible, and safer path to the I-25/Broadway Station for residents and employees.

[Page 109](#)

Broadway Station Bridges

Project Information



03

POLICY

On all streets, prioritize people walking and rolling over other modes of transportation.

GOALS: 1, 3, 4

BACKGROUND

All streets in Denver should safely accommodate people walking and rolling by providing a safe and comfortable pedestrian environment.

STRATEGIES

- Ensure safe pedestrian crossings, especially along the High Injury Network identified by Vision Zero.
- Develop access management policies — especially in centers and corridors in the downtown, urban center and general urban contexts — to reduce conflicts between driveways/ garages and pedestrians and cyclists.
- Ensure that café seating in the public right-of-way provides ample and high-quality space for pedestrians and streetscaping, especially in areas with high pedestrian volumes.
- Develop policies for shared spaces in appropriate locations to safely accommodate all users, flexible spaces and opportunities for events.
- Eliminate any exemptions for people building projects to build sidewalks as part of the development review process.
- Explore options to assist property owners when improvements required by redevelopment, such as sidewalks, is cost-prohibitive.

I-25 AND BROADWAY STATION AREA PLAN – 2016

Rezoning 640 W. Tennessee is consistent with the vision and principals of the I-25 and Broadway Station Area Plan (“the Plan”). The Plan was adopted to guide the future growth around the station over the next 20 years. A primary goal for the station area, as stated on page 5, is to capitalize on:

“the opportunity to improve the pedestrian and bicycle accessibility to the station from both new development and the surrounding neighborhoods. New development, along with new localized connections, will create a strong center, linking neighborhoods to the east and west, and will provide wide-reaching opportunities through access to jobs, education and services.”

640 W. Tennessee is located within the I-25 and Broadway Station Area Plan “Core Area”. As stated on page 6 of the Plan:

“The Core Station Area encompasses land closest to the station platform that will likely redevelop in the near future and has the greatest impact on the future character of the I-25 And Broadway Station.”



More specific to 640 W. Tennessee, the Plan specifically encourages changes in land uses to industrial mixed-use while proposing 5-story building heights at 640 W. Tennessee and the immediately surrounding properties.

Page 27

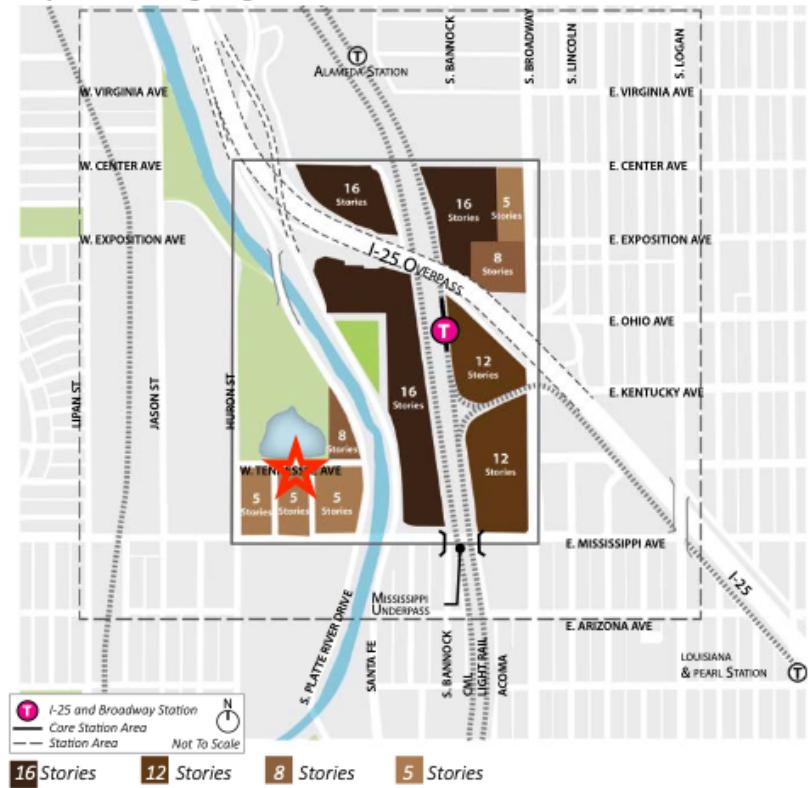


- ① Create a "Midtown" office location by encouraging a high-density office uses near the station to capitalize on visibility and multi-modal access. (RESILIENT 1.1 and VIBRANT 1.2)
- ② Encourage a mix of residential, office, civic and public plazas immediately adjacent to the station to encourage 18-hour activity. (VIBRANT 1.1 and Transformative Project 6)
- ③ Encourage high-density mixed-use residential within walking distance of the transit station that includes a range of unit sizes and price points that promote a healthy lifestyle. (RESILIENT 3.2)
- ④ Continue to support industrial and industrial mixed-use uses at strategic locations. (RESILIENT 1.2)

Page 45

- Rezone the parcels immediately south of Tennessee to Industrial Mixed Use in order to help activate Vanderbilt Park West by allowing these blocks to transition to residential, commercial, or industrial mixed-use projects.
- Encourage a vertical and horizontal mix of land uses, including light industrial, small office, institutional/vocational, commercial, flex, and live/work.
- Multifamily residential may be appropriate south of Vanderbilt Park West within a mixed-use building that includes employment uses.

Proposed Building Heights



Rezoning 640 W. Tennessee to I-MX-5 is consistent with the recommendations and goals of the I-25 and Broadway Station Area Plan. Allowing a mixed-use, 5-story project on site will help activate the immediate neighborhood and set in motion the Plan's goals:

- Provide more equitable and affordable housing options near transit
- Activate Vanderbilt Park West
- Create new and safer connections between Athmar Park to the west and Broadway Station
 - o Provide safe, comfortable pedestrian/bicycle connection across the South Platt River (page 35)
- Reknit the Urban Fabric and Connect Athmar Park Neighborhood to Vanderbilt Park West
 - o “Explore opportunities to connect Athmar Park to Vanderbilt Park West through the existing industrial zone along the W. Exposition and W. Tennessee Avenue alignment” (page 32)
- Increase the employment base

ATHMAR PARK NEIGHBORHOOD PERIMETER PLAN - 2000

640 W. Tennessee Ave resides within the Athmar Park neighborhood. The Athmar Park neighborhood adopted the Athmar Park Neighborhood Perimeter Plan in 2000. While the Athmar Park Neighborhood Perimeter Plan does include guidance to the area where 640 W. Tennessee is located, the I-25 and Broadway Station Area Plan (2016) supersedes the Athmar Park Neighborhood Perimeter Plan.

Page 15 of Broadway Station Area Plan

- **Athmar Park Neighborhood Perimeter Plan (2000):** The I-25 and Broadway Station Area Plan Core Area overlaps with a portion of the boundaries of the Athmar Park Neighborhood Perimeter Plan. The area of overlap is generally west of the South Platte River and north of East Mississippi Avenue. Within this area of overlap, the I-25 and Broadway Station Area Plan supersedes the Athmar Park Neighborhood Perimeter Plan, and as such, the Athmar Park Neighborhood Perimeter Plan will no longer be used to inform decisions that affect this area of overlap.

That said, the Athmar Park Neighborhood Perimeter Plan does encourage revitalization and development within the industrial areas:

Page 54 of Athmar Park Neighborhood Perimeter Plan

—1—
Encourage and promote business growth, revitalization and development in the commercial areas along the Athmar Park neighborhood edges and in the industrial area.

- Have Alameda Square, W. Alameda and S. Federal Blvd designated as "Neighborhood Revitalization Areas" Small Business Services
Council District Offices
Community Planning and Development Agency
- Encourage mixed-use development and identify appropriate areas along the transit corridors for mixed zoning Property Owners
Businesses
Community Planning and Development Agency
- Develop a mechanism for conducting a periodic consumer survey Community Planning and Development Agency
Neighborhood Groups

Page 38 of Athmar Park Neighborhood Perimeter Plan



GENERAL REVIEW CRITERIA

Uniformity of District Regulations & Restrictions

The proposed rezone of the Property does not include a planned or specific redevelopment project at present time. At this time, the property owners are simply applying for a rezone to I-MX-5. Any future redevelopment of the Property will adhere to all applicable rules on building height, siting design elements, and pedestrian access.

Public Health, Safety, and Welfare

Approval of the Rezoning Application will promote the public health, safety, and general welfare by implementing the City's adopted land use policies. Future redevelopment of the Property will bring new residents as well as businesses to the neighborhood, including Vanderbilt Park West and the I-25/Broadway Station, further supporting safety and security in the area. Additionally, by increasing the number of affordable residential and mixed-use developments in the area, the pedestrian experience will improve from more construction of sidewalks, improved lighting and other neighborhood features that will add to pedestrian safety. A future redevelopment at the Property will also benefit the surrounding transit by increasing bus and light rail patronage, promoting public health and general welfare put forward by transportation initiatives adopted by the City.

REVIEW CRITERIA FOR NON-LEGISLATIVE REZONINGS

Justifying Circumstances

Changes to the surrounding area warrants the approval of the Rezoning Application.

Of the justifying circumstances identified in the Denver Zoning Code, the following circumstances are most applicable:

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that proposed rezoning is in the public interest. Such changes may include: Changed or changing conditions in the applicable area, or in the city generally.” (DZC Section 12.4.10.8.A.4) The following changing conditions apply:

- New projects planned and set to break ground soon at I-25/Broadway station include:
 - Endeavor Real Estate's “Gates District” – phase 1 includes a 5-story, 360-unit apartment project and an 8-story, 240,000 SF office building at 99 S. Broadway
 - Upon full build out, the Gates District will consist of 5 buildings totaling 965 residential units, 400,000 SF of office space and over 130,000 SF of retail.
 - GID Real Estate's purchase and planned development of 957 and 1007 Cherokee into two 16-story apartment towers totaling 967 residential units
 - Santa Fe Yards – a planned 4-building, 11 stories, office campus totaling approximately 1,000,000 SF of class A office with ground floor retail
- The I-25 and Broadway Station Area Plan identifies the Property's location to be within the Core Station Area. The Core Station Area *“will have the greatest impact on the future character of the I-25*

And Broadway Station.” Rezoning the Property will help advance the City’s vision for the I-25 and Broadway Station Area of connecting the east neighborhoods and providing more affordable housing units close to transit-oriented development.

- The Broadway Station Bridges connecting I-25/Broadway Station and the development projects (mentioned above) to Vanderbilt Park West and the Property is a critical component in realizing the City’s vision for activating Vanderbilt Park West and connecting Athmar Park neighborhood to I-25/Broadway Station.

The second justifying reason that supports the Rezoning Application is:

“It is in the public interest to encourage a departure from the existing zoning through an application of supplemental zoning regulations.” (DZC Section 12.4.10.8.5)

As stated throughout this Rezoning Application, the rezoning of the Property will aid in achieving the goals within the City’s four adopted plans, including:

- Increase the number of affordable residential units near transit hubs to promote ridership
- Encourage mixed-use, high-density, infill developments where people can live, work and play
- Improve pedestrian accessibility to the I-25/Broadway station through new development to create a strong center, linking neighborhoods to the east and west

The character of the I-25 and Broadway Station Area is changing. The stated goals of the City and new redevelopment projects in the Core Station Area and Area of Influence provides justification for a change of zoning to Industrial-Mixed-Use at the Property. A mixed-use zoning will further enhance the neighborhood’s change in character and help realize the I-25 and Broadway Station Area’s long-term vision. Furthermore, approval of the Rezoning Application will lead to additional investment and development in the area, which will aid in achieving a dynamic mix of uses that will increase population, neighborhood employment, as well as increase the use of public transportation options.

Consistency with the Applicable Neighborhood Context and the Proposed Zone District

A rezone of the Property from Light Industrial (I-A) to Industrial Mixed Use (I-MX-5) will align with Denver's Industrial Mixed Use land use criteria. Any future redevelopment of the Property will adhere to all applicable limitations on use, building height, siting design elements, and pedestrian access.

The **Industrial Context Description**, as stated on page 9.1-1 of the Denver Zoning Code consists of:

“...light industrial, warehouse and heavy industrial areas, as well as areas subject to transitions from industrial to mixed-use.”

The **General Purpose** and **Specific Intent** of the Industrial Mixed Use district states on page 9.1-2 of the Denver Zoning Code:

A. I-MX Industrial Mixed Use Districts (I-MX-3, -5, -8)

1. General

- a. The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level.
- b. The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.
- c. The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses.

3. Industrial Mixed Use 5 (I-MX-5)

I-MX-5 applies to industrially-dominated areas served primarily by collector streets with a maximum building height of 5 stories.

Future Redevelopment of the Property

The applicant does not have a specific redevelopment plan in place at present time. Assuming a successful rezone of the Property, the applicant's intent is to find a developer who will work together, with input from the City and neighborhood stakeholders to develop a project that meets the needs and wants of the community, including affordable housing units, space for light industrial/flex companies to work and community members to gather in an environmentally sustainable building.

Additional Attachments (Page 3 of Rezoning Application)

Written Narrative explaining reason for the request

See Enclosed

- Review Criteria Narratives

Outreach Documentation attachments

See Enclosed

- Emails from Councilman Clark office
- Chris Nevitt email
- Athmar Park RNO emails
- RNC email
- Nearby and contiguous property owner emails

Letters of Support

Enclosed

- Email from Lou Sigman, property owner across the street

Written Authorization to Represent Property Ownership

Not applicable

Individual Authorization to Sign on Behalf of Corporate Entity

See enclosed:

- Assessor record
- 640 Tenn Owner Consent
- 640 Tenn Manager Consent

Other Attachments

See bottom of page 3 on Rezoning Application

Informal Outreach Efforts and Timeline

6/13/22 – Submitted Pre-Application meeting request

6/30/22 – Pre Application meeting with Rob Haig

6/30/22 – Contacted Councilman Jolon Clark for an informal meeting to discuss our rezone

7/5/22 – Online meeting with Councilman Clark

7/13/22 – emailed Loretta Koehler at Inter-Neighborhood Cooperation

7/28/22 – Loretta emailed back that INC does not get involved with local zoning issues.

7/13/22 – 9/13/22 – attempted several times via email to communicate with Athmar Park RNO. They were slow to respond, invited me to speak at monthly meeting.

8/18/22 – 8/31/22 – exchanged several emails with nearby and contiguous property owners of our intentions to rezone the property (see enclosures attached)

9/13/22 – Joined the Athmar Park RNO, spoke about rezone for approximately 25 minutes and heard resident's comments/excitement/suggestions

9/20/22 – submitted application to rezoning@denvergov.org.

Subject: Re: [EXTERNAL] Conversation about rezoning a property in District 7
Date: Friday, July 1, 2022 at 10:16:05 AM Mountain Daylight Time
From: Todd Snyder
To: Tan, Iris J. - CC YA2245 City Council Aide
CC: Rick Firmine (rfirmine@gmail.com)
Attachments: Outlook-wrvk5etr.png

Thank you all for the quick response. I'll take the 7/5 time slot please.

Todd Snyder
NAI Shames Makovsky
303.704.6322

From: Tan, Iris J. - CC YA2245 City Council Aide <Iris.Tan@denvergov.org>
Sent: Friday, July 1, 2022 9:06 AM
To: Todd Snyder <tsnyder@shamesmakovsky.com>
Cc: Rick Firmine (rfirmine@gmail.com) <rfirmine@gmail.com>
Subject: Re: [EXTERNAL] Conversation about rezoning a property in District 7

Hi Todd,

Thank you for reaching out. I am happy to get you on CM Clark's calendar.

Here some times, please let me know what works best for you:

7/5 1:30pm-2:30pm

7/6 12:00pm-3:00pm

7/7 10:00am- 12:00pm

Iris Tan

*District 7 City Council Aide
Office of City Councilman Jolon Clark- District 7
iris.tan@denvergov.org | Dial 3-1-1 for City Services
Cell: 720-862-5928 Office: 720-337-7777*

Hablamos español

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.
City and County of Denver



From: Thompson, Maggie M. - CC Senior City Council Aide District 7 <Maggie.Thompson@denvergov.org>
Sent: Friday, July 1, 2022 8:31 AM
To: Todd Snyder <tsnyder@shamesmakovsky.com>; Tan, Iris J. - CC YA2245 City Council Aide <Iris.Tan@denvergov.org>
Cc: Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Carpenter, Tate E. - CC YA2246 City Council Aide Senior <Tate.Carpenter@denvergov.org>; Rick Firmine (rfirmine@gmail.com) <rfirmine@gmail.com>
Subject: Re: [EXTERNAL] Conversation about rezoning a property in District 7

Hi Todd-

Thanks for reaching out. Sounds like an interesting project. I'm looping in Iris from our office so that she can find us some time to have a virtual meeting to discuss.

Thanks!

Maggie

Maggie Thompson | Senior Aide
Preferred Pronouns- she/her
Office of City Councilman Jolon Clark- District 7

720.337.7777

maggie.thompson@denvergov.org | Dial 3-1-1 for City Services

Hablamos español

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

On Jun 30, 2022, at 4:48 PM, Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Hello Councilman Jolon, Maggie and Tate,

I hope this email finds you well and looking forward to a nice 4th of July holiday break!

My real estate partner, Rick Firmine (cc'd herein) and I just finished a rezone pre-application meeting with Robert Haig in the planning department. It was very informative and helpful. He suggested we reach out to your office about our planned rezone application for a property we own at 640 W Tennessee Ave., across the street from Vanderbilt Park.

Are you available soon for a meeting to discuss?

Thank you!

Todd

Todd Snyder

Subject: Re: Requesting a call/meeting
Date: Wednesday, May 25, 2022 at 12:27:24 PM Mountain Daylight Time
From: Todd Snyder
To: Nevitt, Chris E. - CPD MO Special Projects & TOD
Attachments: image001.png, image002.png, image003.png

Thanks Chris. Friday afternoon works for me. What time and where?

Per the 2016 Broadway Station Area plan, the city recommends these sites to be rezoned to I-MX-5 stories. So, we're thinking eventually this could be a redevelopment site. I'm one of the owners and we're looking into a possible rezone and density studies. Parking will obviously be a big influence on what could be built here someday.

Todd Snyder

Direct +1 720 881 7533
Mobile +1 303 704 6322
tsnyder@shamesmakovsky.com



From: Nevitt, Chris E. - CPD MO Special Projects & TOD <Chris.Nevitt@denvergov.org>

Date: Wednesday, May 25, 2022 at 12:24 PM

To: Todd Snyder <tsnyder@shamesmakovsky.com>

Subject: RE: Requesting a call/meeting

Hi Todd. Happy to chat. 640 West Tennessee is a weird site from a TOD perspective. It's close to the Broadway Station, and yet it's so so far! What's the development proposition?

But we can confer in real time. I've got time on Friday afternoon; late afternoon next Wednesday (6/1) and next Thursday (6/2); and almost all day next Friday (6/3). Any of that work for you?



Chris Nevitt (Christopher Earle Nevitt, PhD)
Special Projects & Transit-Oriented Development
Office of Mayor Michael B. Hancock | Chief Projects Office
cell: 720-849-1929 | office: 720-865-2871
Chris.Nevitt@DenverGov.org

CONNECT WITH US | [311](#) | [pocketgov.com](#) | [denvergov.org](#) | [Denver 8 TV](#) | [Facebook](#)

From: Todd Snyder <tsnyder@shamesmakovsky.com>
Sent: Monday, May 23, 2022 4:51 PM
To: Nevitt, Chris E. - CPD MO Special Projects & TOD <Chris.Nevitt@denvergov.org>
Subject: [EXTERNAL] Requesting a call/meeting

Hello Chris,

Todd Snyder here reaching out. You and have met a few times over the years at various council meetings when you were councilman for district 7. I hope this email finds you well. I'm reaching out about TOD matters and a project I'm involved with at 640 W Tennessee Ave, across the street from Vanderbilt Park West.

Are you available for a call or a meeting? Perhaps some coffee sometime?

Thank you Chris.

Todd Snyder
tsnyder@shamesmakovsky.com

NAI Shames Makovsky
1400 Glenarm Place, Suite 100
Denver, CO 80202 USA
naishamesmakovsky.com

Direct +1 720 881 7533
Mobile +1 303 704 6322
Main +1 303 534 5005
Fax +1 303 534 1802



NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 6 000 local market professionals, managing in excess of 1.15 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient, or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from the sender. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately. Thank you for your cooperation.

Subject: Re: Meeting request to discuss a rezone of a commercial property
Date: Tuesday, September 13, 2022 at 5:58:43 PM Mountain Daylight Time
From: Kelly Dillon
To: Todd Snyder
CC: Kacie Warner, secretary@athmarpark.com
Attachments: image002.png, image001.png, image001.png

Here's the zoom link in case you need it: <https://us06web.zoom.us/j/86734964031>

On Tue, Sep 13, 2022 at 5:51 PM Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Hi Kacie. I will be joining the zoom meeting at 6pm. I look forward to learning more about Athmar Park, the RNO and sharing a few words if possible about my interest in rezoning 640 W. Tennessee.

Thank you.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>
Date: Thursday, August 18, 2022 at 1:28 PM
To: Kacie Warner <kacie@athmarpark.com>
Cc: Kelly Dillon <treasurer@athmarpark.com>, secretary@athmarpark.com
<secretary@athmarpark.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property

Thank you. I will join you on 9/13 and look forward to meeting you all.

Appreciate the help and time Kacie, thanks!

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Kacie Warner <kacie@athmarpark.com>
Date: Thursday, August 18, 2022 at 1:24 PM
To: Todd Snyder <tsnyder@shamesmakovsky.com>
Cc: Kelly Dillon <treasurer@athmarpark.com>, secretary@athmarpark.com
<secretary@athmarpark.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property

I just added you to the calendar invite which has the meeting details.

On Thu, Aug 18, 2022 at 1:07 PM Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Hmm, that's interesting. I clicked the zoom link on your website and I was the only one on the meeting.
<https://athmarpark.com/meetings/> I tried calling the number as well but was also the only one on.

Can you please send me a correct link to the next meeting?

Thank you.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Kacie Warner <kacie@athmarpark.com>

Date: Thursday, August 18, 2022 at 1:03 PM

To: Todd Snyder <tsnyder@shamesmakovsky.com>

Cc: Kelly Dillon <treasurer@athmarpark.com>, secretary@athmarpark.com<secretary@athmarpark.com>

Subject: Re: Meeting request to discuss a rezone of a commercial property

We did hold our regular August meeting with about thirty people in attendance so not sure what your challenge was.

On Thu, Aug 18, 2022 at 12:46 PM Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Thanks Kacie, that should be ok, assuming the meeting will actually take place. Did I miss something or did the August meeting not happen?

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Kacie Warner <kacie@athmarpark.com>
Date: Thursday, August 18, 2022 at 10:06 AM
To: Todd Snyder <tsnyder@shamesmakovsky.com>
Cc: Kelly Dillon <treasurer@athmarpark.com>, secretary@athmarpark.com <secretary@athmarpark.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property

Hi Todd,

Is our next RNO meeting on Tues, Sept 13 too late to discuss?

- Kacie

On Thu, Aug 18, 2022 at 9:25 AM Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Hello again Kacie. Unless I'm unaware, I don't believe the August meeting took place on the 9th. I logged in but no meeting ever started. I am reaching out again to see if you and your board member colleagues are available for a call to discuss my desire to rezone the property at 640 W Tennessee.

Before I submit a formal application to the city, I thought it would be a good idea to discuss with the RNO. The discussion should only last 10 minutes or so.

Thank you.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com

From: Todd Snyder <tsnyder@shamesmakovsky.com>
Date: Tuesday, August 9, 2022 at 6:32 PM
To: Kacie Warner <kacie@athmarpark.com>, Kelly Dillon <treasurer@athmarpark.com>
Cc: secretary@athmarpark.com <secretary@athmarpark.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property

I suppose not, I waited for 30 minutes but no one else joined the meeting. Perhaps next month?

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com

From: Todd Snyder <tsnyder@shamesmakovsky.com>
Date: Tuesday, August 9, 2022 at 6:08 PM
To: Kacie Warner <kacie@athmarpark.com>, Kelly Dillon <treasurer@athmarpark.com>
Cc: secretary@athmarpark.com <secretary@athmarpark.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property

Hello Kacie, is this meeting still happening this evening?

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Kacie Warner <kacie@athmarpark.com>

Date: Monday, August 1, 2022 at 10:04 AM

To: Kelly Dillon <treasurer@athmarpark.com>

Cc: Todd Snyder <tsnyder@shamesmakovsky.com>, secretary@athmarpark.com
<secretary@athmarpark.com>

Subject: Re: Meeting request to discuss a rezone of a commercial property

Hi Todd,

Sorry for the delay in response. I'm the best email contact for our group.

We have a regular standing monthly meeting that falls on the second Tuesday of the month from 6-7pm. So our August meeting is August 9 and the September one will be Sept. 13 if you are able to attend either of those. Our meetings are virtual.

- Kacie

On Fri, Jul 29, 2022 at 12:25 PM Kelly Dillon <treasurer@athmarpark.com> wrote:

Hi Todd,

We are an all volunteer board, so I apologize for the delay in response. Please let us know about how much time you need, and a couple of us can coordinate some times we are free to chat with you about Athmar Park.

Thanks!

Kelly

On Jul 29, 2022, at 10:05 AM, Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Hello,

I'm reaching out to the three of you in lieu of the president and vice president regarding the matters described below. I have tried three times to the president and vice president but have not heard back. FYI, the vicepresident@athmarpark.com email address has bounced back each time.

Is someone from your RNO available to discuss the matters discussed below?

Thank you for your time.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>
Date: Friday, July 29, 2022 at 10:01 AM
To: president@athmarpark.com <president@athmarpark.com>,
vicepresident@athmarpark.com <vicepresident@athmarpark.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property

Hello again, I'm sorry to bother you but am trying you one last time. Are you available to discuss the described rezone below? I'd appreciate your RNOs input on the matter.

Thank you!

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>
Date: Wednesday, July 20, 2022 at 8:44 AM
To: president@athmarpark.com <president@athmarpark.com>,
vicepresident@athmarpark.com <vicepresident@athmarpark.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property

Hello again Ken and Erran,

Trying you again regarding the topic below. Please let me know if you have some time to discuss. Thank you.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>

Date: Wednesday, July 13, 2022 at 12:06 PM

To: president@athmarpark.com <president@athmarpark.com>,
vicepresident@athmarpark.com <vicepresident@athmarpark.com>

Subject: Meeting request to discuss a rezone of a commercial property

Hello Ken and Erran:

My name is Todd Snyder. I'm reaching out to you to request a meeting about a potential rezoning of a property I own that lies within the Athmar Park neighborhood. The property address is [640 W Tennessee Ave](#). On site is a 40,000 SF industrial building that sits across the street from Vanderbilt Park and is currently leased to two tenants, Total Floors and Community Auto Repair.

I've recently had a conversation with Councilman Jolon Clark and had a "pre-app" meeting with the planning department at the City and County of Denver to receive their thoughts and input into our potential rezone application. I'd appreciate an opportunity to meet with you to learn more about Athmar Park, your organizations goals for the neighborhood and thoughts on our potential rezone application.

At present time, we have no plans to redevelop this site as we recently renewed both tenants on long term leases. Given the pending developments at Broadway Station and the goals identified in the I-25 Broadway Station Area Plan and BluePrint

Denver, my partner and I are exploring ways that 640 W Tennessee might be able to contribute in a positive and meaningful way to the long term benefit of the community.

Are you available to meet in the few weeks?

Thank you.

Todd Snyder

tsnyder@shamesmakovsky.com

NAI Shames Makovsky

[1400 Glenarm Place, Suite 100](http://1400glenarmplace.com)

[Denver, CO 80202 USA](http://denver.co)

naishamesmakovsky.com

Direct +1 720 881 7533

Mobile +1 303 704 6322

Main +1 303 534 5005

Fax +1 303 534 1802



NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 6,000 local market professionals, managing in excess of 1.15 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient, or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from the sender. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately. Thank you for your cooperation.

Subject: Re: Athmar Park potential redevelopment project
Date: Wednesday, September 14, 2022 at 10:19:19 AM Mountain Daylight Time
From: Annie Martin
To: Todd Snyder
CC: Kacie Warner
Attachments: image001.png, image001.png

Works for me. My number is 865-414-0664. Talk to you soon.

--
Annie Martin

studiobvio
Registered Architect, NCARB
annie@studiobvio.com
865-414-0664
studiobvio.com

On Wed, Sep 14, 2022 at 10:17 AM Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Thanks Annie. Yes, I can call you at 9am?

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com

[?]

From: Annie Martin <annie@studiobvio.com>
Date: Wednesday, September 14, 2022 at 10:00 AM
To: Todd Snyder <tsnyder@shamesmakovsky.com>
Cc: Kacie Warner <kacie@athmarpark.com>
Subject: Re: Athmar Park potential redevelopment project

Hi Todd,

I can make time for a quick chat tomorrow from 9-9:30 if that works for you.

Best,

--

Annie Martin

studiobvio

Registered Architect, NCARB

annie@studiobvio.com

865-414-0664

studiobvio.com

On Tue, Sep 13, 2022 at 6:44 PM Todd Snyder <tsnyder@shamesmakovsky.com> wrote:

Thank you Kacie!

Hello Annie, Kacie's comment is sort of correct 😊. I am interested in rezoning a property a friend and I own at 640 W. Tennessee. I understand you help with "all things development" within the Athmar Park RNO. I welcome an opportunity to speak with you if you have some time soon.

Thank you.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Kacie Warner <kacie@athmarpark.com>
Date: Tuesday, September 13, 2022 at 6:22 PM
To: Todd Snyder <tsnyder@shamesmakovsky.com>, Annie Martin <annie@studiodvio.com>
Subject: Athmar Park potential redevelopment project

Hi all,

Annie - Todd is an owner of a property at Tennessee and Jason/Vanderbilt Park. He's interested in getting some resident feedback about redeveloping this property to be multi-use. He already attended our Sept. APNA meeting, but connecting him with you as well to see if Development committee wants to offer any more feedback.

Thanks,

Kacie

--

Kacie Warner
Athmar Park Neighborhood Association
Co-president
kacie@athmarpark.com
732-991-7223

Subject: Re: Meeting request to discuss a rezone of a commercial property in Athmar park
Date: Friday, July 29, 2022 at 9:56:49 AM Mountain Daylight Time
From: Todd Snyder
To: president@denverinc.org
Attachments: image001.png, image002[62].png, image001[53].png

Thank you for getting back to me Loretta.

Todd Snyder
Direct +1 720 881 7533
Mobile +1 303 704 6322
tsnyder@shamesmakovsky.com



From: president@denverinc.org <president@denverinc.org>
Date: Thursday, July 28, 2022 at 9:09 PM
To: Todd Snyder <tsnyder@shamesmakovsky.com>
Subject: Re: Meeting request to discuss a rezone of a commercial property in Athmar park

Hello - INC is an umbrella organization and we do not get involved in local zoning issues as we leave those to the local RNO. We focus on City-wide topics. Please join INC at our delegate meetings the 2nd Saturday of the month- information is sent to RNOs and available on our website.

loretta koehler

On 2022-07-20 08:44, Todd Snyder wrote:

Hello again Ms. Koehler,

Trying you again regarding the topic below. Please let me know if you have some time to discuss. Thank you!

Todd Snyder
Direct +1 720 881 7533
Mobile +1 303 704 6322
tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>
Date: Wednesday, July 13, 2022 at 12:13 PM
To: president@denverinc.org <president@denverinc.org>
Subject: Meeting request to discuss a rezone of a commercial property in Athmar park

Hello Ms. Koehler:

My name is Todd Snyder. I'm reaching out to you to request a meeting about a potential rezoning of a property I own that lies within the Athmar Park neighborhood. The property address is [640 W Tennessee Ave](#). On site is a 40,000 SF industrial building that sits across the street from Vanderbilt Park and is currently leased to two tenants, Total Floors and Community Auto Repair.

I've recently had a conversation with Councilman Jolon Clark and had a "pre-app" meeting with the planning department at the City and County of Denver to receive their thoughts and input into our potential rezone application. I'd appreciate an opportunity to meet with you to learn more about the INC, your organization's goals for the neighborhood and thoughts on our potential rezone application.

At present time, we have no plans to redevelop this site as we recently renewed both tenants on long term leases. Given the pending developments at Broadway Station and the goals identified in the I-25 Broadway Station Area Plan and BluePrint Denver, my partner and I are exploring ways that 640 W Tennessee might be able to contribute in a positive and meaningful way to the long term benefit of the community.

Are you available to meet in the few weeks?

Thank you.

Todd Snyder
tsnyder@shamesmakovsky.com

NAI Shames Makovsky

1400 Glenarm Place, Suite 100
Denver, CO 80202 USA
naishamesmakovsky.com

Direct +1 720 881 7533
Mobile +1 303 704 6322
Main +1 303 534 5005
Fax +1 303 534 1802



NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 6,000 local market professionals, managing in excess of 1.15 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient, or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from the sender. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately. Thank you for your cooperation.

Subject: RE: 640 W Tennessee
Date: Thursday, September 1, 2022 at 3:25:06 PM Mountain Daylight Time
From: Lou Sigman
To: Todd Snyder
Attachments: image005.png, image004.png, image003.jpg

Todd..

It was great catching up by phone yesterday, and not only conversing on 'current business conditions' . but also hearing more insight as to the potential merits of your efforts to re-zone.

As expressed when we spoke – on the surface this all sounds like a worthwhile, sensible approach.. and an initial step that could form the basis for preparing our immediate (and very prized) neighborhood in planning for the future..!!

Please and by all means keep me updated as you navigate this process.. and let us know too if at some point we could perhaps lend some additional support by attending – or even speaking at – any City Planning or Council sessions specific to your re-zone initiative.

Many thanks again, Todd.. and please keep in touch --



Louis Sigman
500 W. Tennessee Ave.
Denver, CO 80223
ph. 303-293-9377
Fx. 303-293-2077
lsigman@horizonglass.net
[Visit our web site!](#)

Through collaboration and teamwork, we cultivate a family atmosphere.

From: Todd Snyder <tsnyder@shamesmakovsky.com>
Sent: Wednesday, August 31, 2022 1:26 PM
To: Lou Sigman <LSigman@horizonglass.net>
Subject: Re: 640 W Tennessee

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lou,

Following up with you on my email below in hope that you will support our rezone efforts. Please let me know your thoughts. I'm happy to talk more with you about this, on the phone or in person.

Thanks Lou!

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>

Date: Thursday, August 18, 2022 at 12:57 PM

To: Lou Sigman (lsigman@horizontglass.net) <lsigman@horizontglass.net>

Subject: 640 W Tennessee

Hello Lou, hope you are doing well and enjoying the last days of summer. I'm reaching out to you again to let you know that my partners and I will be submitting an application for rezone of 640 W Tennessee.

We've spoken many times about our respective properties (yours at 500 W Tennessee), the neighborhood, the potential to improve the neighborhood (given its proximity to Vanderbilt Park and Broadway Station), and the challenges (crime and homelessness). My partners and I feel that in the coming decade, as Denver's population grows, demand for a safer neighborhood with more space – whether that be industrial or residential – will increase. We think that a rezone and future redevelopment of 640 W Tennessee can help meet that demand in a way that benefits the community by providing more space to occupy at affordable rates.

We do not have any plans to immediately develop the site. We just renewed the two tenant's leases for multi-year terms. We plan to rezone the property simply for optionality. It takes a long time to rezone so we figured we start the process now.

The city supports the idea of a rezone on this property as evidenced in multiple land use documents approved by city council. Being our neighbor to the immediate east, we hope you will too. I'm happy to meet with you if you'd like to discuss.

Thank you Lou.

Todd Snyder

tsnyder@shamesmakovsky.com

NAI Shames Makovsky

1400 Glenarm Place, Suite 100

Denver, CO 80202 USA

naishamesmakovsky.com

Direct +1 720 881 7533

Mobile +1 303 704 6322

Main +1 303 534 5005

Fax +1 303 534 1802

Subject: Re: 640 W Tennessee
Date: Wednesday, August 31, 2022 at 2:13:58 PM Mountain Daylight Time
From: Todd Snyder
To: Craig Hoyer
Attachments: image004.png, image003.png, image002.png, image001.jpg

No problem at all Craig. Thank you.

If there's any questions I can answer for you on this matter, please let me know.

Thank you!

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Craig Hoyer <choyer@kubatequip.com>
Date: Wednesday, August 31, 2022 at 2:12 PM
To: Todd Snyder <tsnyder@shamesmakovsky.com>
Subject: RE: 640 W Tennessee

I apologize and I read your email incorrectly.

Thanks for clarifying what I misread.

Have great day.

Craig

Check Out What Kubat Can Do For You!



From: Todd Snyder <tsnyder@shamesmakovsky.com>
Sent: Wednesday, August 31, 2022 2:08 PM
To: Craig Hoyer <choyer@kubatequip.com>
Subject: Re: 640 W Tennessee

Thanks for the reply Craig. What you say makes total sense. To be clear, I am not proposing to rezone your

property, I'm applying for a rezone of my property and my property only...640 W. Tennessee. You will not be affected by any of this, it's purely administrative.

At some point in the coming months, the City might contact you to discuss our rezone. If/when that happens, I hope that you would support the rezone of 640 W. Tennessee.

Thank you.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Craig Hoyer <choyer@kubatequip.com>

Date: Wednesday, August 31, 2022 at 2:04 PM

To: Todd Snyder <tsnyder@shamesmakovsky.com>

Subject: RE: 640 W Tennessee

Todd,

We have no plans to rezone or change our use of our property.

Our business relies on the use of our properties and without our properties we are out of business.

My dad has been working at this location since 1962, cleaned up after the flood of 1965, rebuilt the business and I want to continue to legacy for my career.

Hope this makes sense.

Craig

Check Out What Kubat Can Do For You!



From: Todd Snyder <tsnyder@shamesmakovsky.com>

Sent: Wednesday, August 31, 2022 1:27 PM

To: Craig Hoyer <choyer@kubatequip.com>

Subject: Re: 640 W Tennessee

Hi Craig,

Following up with you on my email below in hope that you will support our rezone efforts. Please let me know your thoughts. I'm happy to talk more with you about this, on the phone or in person.

Thanks Craig!

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>

Date: Thursday, August 18, 2022 at 12:57 PM

To: Craig Hoyer <choyer@kubatequip.com>

Subject: 640 W Tennessee

Hello Craig, hope you are doing well and enjoying the last days of summer. I'm reaching out to you again to let you know that my partners and I will be submitting an application for rezone of 640 W Tennessee.

We've spoken many times about our respective properties (yours at 1070 S Galapago), the neighborhood, the potential to improve the neighborhood (given its proximity to Vanderbilt Park and Broadway Station), and the challenges (crime and homelessness). My partners and I feel that in the coming decade, as Denver's population grows, demand for a safer neighborhood with more space – whether that be industrial or residential – will increase. We think that a rezone and future redevelopment of 640 W Tennessee can help meet that demand in a way that benefits the community by providing more space to occupy at affordable rates.

We do not have any plans to immediately develop the site. We just renewed the two tenant's leases for multi-year terms. We plan to rezone the property simply for optionality. It takes a long time to rezone so we figured we start the process now.

The city supports the idea of a rezone on this property as evidenced in multiple land use documents approved by city council. Being our neighbor to the immediate south, we hope you will too. I'm happy to meet with you if you'd like to discuss.

Thank you Craig.

Todd Snyder

tsnyder@shamesmakovsky.com

NAI Shames Makovsky

1400 Glenarm Place, Suite 100

Denver, CO 80202 USA

naishamesmakovsky.com

Subject: 640 W. Tennessee Ave.
Date: Wednesday, August 31, 2022 at 2:05:21 PM Mountain Daylight Time
From: Todd Snyder
To: W.D Hamm (cowboymetal@qwestoffice.net)
Attachments: image001.png

Hello Melody,

Thank you for your time on the phone just now. Following up via email to try and connect with Mr. Hamm to let him/you know that partners and I own the industrial building at 640 W. Tennessee, immediately to the east of Mr. Hamm's property at 1075 S Galapago. I'm reaching out to let you know that we will be submitting an application to rezone 640 W Tennessee.

We do not have any plans to develop the site. We just renewed the two tenant's leases (Community Auto and Total Floors) for multi-year terms. We plan to rezone the property simply for optionality. It takes a long time to rezone so we figured we start the process now.

In our conversations with the City, we believe they will support a rezone of our property. Being our neighbor to the immediate west, we hope you will too. I'm happy to meet with you and/or Mr. Hamm if you'd like to discuss.

Thank you Melody.

Todd Snyder

Todd Snyder
tsnyder@shamesmakovsky.com

NAI Shames Makovsky
1400 Glenarm Place, Suite 100
Denver, CO 80202 USA
naishamesmakovsky.com

Direct +1 720 881 7533
Mobile +1 303 704 6322
Main +1 303 534 5005
Fax +1 303 534 1802



NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 6,000 local market professionals managing in excess of 1.15 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient, or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from the sender. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately. Thank you for your cooperation.

Subject: Re: 640 W Tennessee
Date: Wednesday, August 31, 2022 at 1:27:51 PM Mountain Daylight Time
From: Todd Snyder
To: James Beliveau
Attachments: image002[23].png, image001.png

Mr. Beliveau,

Following up with you on my email below in hope that you will support our rezone efforts. Please let me know your thoughts. I'm happy to talk more with you about this, on the phone or in person.

Thank you.

Todd Snyder

Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>

Date: Thursday, August 18, 2022 at 1:13 PM

To: James Beliveau <jeb15110@hotmail.com>

Subject: 640 W Tennessee

Hello James,

My name is Todd Snyder, I own the industrial building at 640 W. Tennessee, immediately to the north of your property at 1055 S Fox St. We've spoken in the past. I'm reaching out to you again to let you know that my partners and I will be submitting an application for rezone of 640 W Tennessee.

We do not have any plans to immediately develop the site. We just renewed the two tenant's leases for multi-year terms. We plan to rezone the property simply for optionality. It takes a long time to rezone so we figured we start the process now.

The city supports the idea of a rezone on this property as evidenced in multiple land use documents approved by city council. Being our neighbor to the immediate south, we hope you will too. I'm happy to meet with you if you'd like to discuss.

Thank you James.

Todd Snyder

#2022i-00131

Page 1 of 2

Subject: RE: 640 W Tennessee rezone
Date: Wednesday, August 31, 2022 at 5:07:31 PM Mountain Daylight Time
From: Tracie Hager
To: Todd Snyder
Attachments: image002.png, image003.png

Thanks Todd – we appreciate the heads up. Please find my contact information below should you need to reach out again in the future.

Kind Regards,
Tracie

Tracie J. Hager, RPA
Vice President, Asset Management

Innovative Industrial Properties
Direct: 858-766-5480 | Cell: 858-922-0561
Tracie.hager@iipreit.com | www.iipreit.com



This email, including any attachments, is confidential and may be privileged or otherwise protected from disclosure. If you are not the intended recipient, any distribution, use or copying of this email or the information it contains is unauthorized. If you received this email in error, please advise the sender (by return email or otherwise) immediately and please delete this message and any attachments from your system.

From: Todd Snyder <tsnyder@shamesmakovsky.com>
Sent: Wednesday, August 31, 2022 2:31 PM
To: Tracie Hager <tracie.hager@iipreit.com>
Subject: 640 W Tennessee rezone

Thank you for your time on the phone today Tracie. As we discussed, partners and I own the property at 640 W Tennessee Ave, two properties to the north of your property at 1075 S Fox St. We intend to apply for a rezone of just our property, 640 W. Tennessee. With two brand new long term leases in place, we do not have any plans to develop on the site. Our interest in rezoning is simply for optionality in the future. Our goal is to rezone from light industrial (I-A) to Industrial Mixed-Use (I-MX).

You will likely be getting a notice from the City of Denver once our application is in for review. Our rezone will not affect your property, it's purely an administrative change. As such, we hope that you will support our goal.

Thank you Tracie.

Todd Snyder

Subject: Re: 640 W. Tennessee - rezone
Date: Wednesday, August 31, 2022 at 2:56:27 PM Mountain Daylight Time
From: Todd Snyder
To: Val Graves
Attachments: image002.png, image001.png

Not specifically, likely Industrial Mixed Use, which may allow multifamily, not sure. Like I said, no plans to do any new development there. The leases are brand new with Community Auto and Total Floors. We like it very much as industrial.

Todd Snyder
Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Val Graves <val@obrien-companies.com>
Date: Wednesday, August 31, 2022 at 2:38 PM
To: Todd Snyder <tsnyder@shamesmakovsky.com>
Subject: RE: 640 W. Tennessee - rezone

Interesting – are you looking at rezoning to multifamily?

Thank you.

Valerie Graves
Richard O'Brien Companies, Inc.
1255 S Kalamath St
Denver, CO 80223
Mobile: 303-882-4523
303-778-8771

From: Todd Snyder <tsnyder@shamesmakovsky.com>
Sent: Wednesday, August 31, 2022 1:38 PM
To: Val Graves <val@obrien-companies.com>
Subject: 640 W. Tennessee - rezone

Hello Val,

As you know, my client Rick Firmine purchased (from you/Steve) and now owns 640 W. Tennessee. What you might not know is that I ended up investing into the property at closing and own a small portion. As a partner in the ownership group, I'm reaching out to let you know that ownership will be submitting an application for rezone of 640 W Tennessee. I will be spearheading that effort.

We do not have any plans to immediately develop the site. We just renewed the two tenant's leases for multi-year terms. We plan to rezone the property simply for optionality. It takes a long time to rezone so we figured we start the process now.

After a few conversations with the city, it's our belief that the City will support a rezone on this property. Being our neighbor to the immediate west, we hope you will too. I'm happy to meet with you if you'd like to discuss.

Thank you.

Todd Snyder

tsnyder@shamesmakovsky.com

NAI Shames Makovsky

1400 Glenarm Place, Suite 100
Denver, CO 80202 USA
naishamesmakovsky.com

Direct +1 720 881 7533

Mobile +1 303 704 6322

Main +1 303 534 5005

Fax +1 303 534 1802



NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 6,000 local market professionals, managing in excess of 1.15 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient, or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from the sender. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately. Thank you for your cooperation.

Subject: 640 W Tennessee
Date: Wednesday, August 31, 2022 at 1:49:30 PM Mountain Daylight Time
From: Todd Snyder
To: Wendy Wiesner (wendywillbankswiesner@gmail.com)
Attachments: image001.png

Hello Wendy,

Hope you and the family are well. Haven't heard from you in a while, what's the latest with your building and business?

Relative to 640 W Tennessee, I'm reaching out to let you know that we will be submitting an application to rezone the property. We do not have any plans to develop the site. We just renewed the two tenant's leases for on long term leases. We plan to rezone the property simply for optionality. It takes a long time to rezone so we figured we start the process now.

After a few conversations with the City, it's our belief that the City will support a rezone on this property. Being our neighbor to the west, we hope you will too. I'm happy to meet with you if you'd like to discuss.

Thanks Wendy!

Todd Snyder
tsnyder@shamesmakovsky.com

NAI Shames Makovsky
1400 Glenarm Place, Suite 100
Denver, CO 80202 USA
naishamesmakovsky.com

Direct +1 720 881 7533
Mobile +1 303 704 6322
Main +1 303 534 5005
Fax +1 303 534 1802



NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 6,000 local market professionals, managing in excess of 1.15 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient, or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from the sender. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately. Thank you for your cooperation.

Subject: RE: 640 W Tennessee
Date: Thursday, September 1, 2022 at 3:25:06 PM Mountain Daylight Time
From: Lou Sigman
To: Todd Snyder
Attachments: image005.png, image004.png, image003.jpg

Todd..

It was great catching up by phone yesterday, and not only conversing on 'current business conditions' . but also hearing more insight as to the potential merits of your efforts to re-zone.

As expressed when we spoke – on the surface this all sounds like a worthwhile, sensible approach.. and an initial step that could form the basis for preparing our immediate (and very prized) neighborhood in planning for the future..!!

Please and by all means keep me updated as you navigate this process.. and let us know too if at some point we could perhaps lend some additional support by attending – or even speaking at – any City Planning or Council sessions specific to your re-zone initiative.

Many thanks again, Todd.. and please keep in touch - -



Louis Sigman
500 W. Tennessee Ave.
Denver, CO 80223
ph. 303-293-9377
Fx. 303-293-2077
lsigman@horizonglass.net
[Visit our web site!](#)

Through collaboration and teamwork, we cultivate a family atmosphere.

From: Todd Snyder <tsnyder@shamesmakovsky.com>
Sent: Wednesday, August 31, 2022 1:26 PM
To: Lou Sigman <LSigman@horizonglass.net>
Subject: Re: 640 W Tennessee

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lou,

Following up with you on my email below in hope that you will support our rezone efforts. Please let me know your thoughts. I'm happy to talk more with you about this, on the phone or in person.

Thanks Lou!

Todd Snyder
Direct +1 720 881 7533

Mobile +1 303 704 6322

tsnyder@shamesmakovsky.com



From: Todd Snyder <tsnyder@shamesmakovsky.com>
Date: Thursday, August 18, 2022 at 12:57 PM
To: Lou Sigman (lsigman@horizonglass.net) <lsigman@horizonglass.net>
Subject: 640 W Tennessee

Hello Lou, hope you are doing well and enjoying the last days of summer. I'm reaching out to you again to let you know that my partners and I will be submitting an application for rezone of 640 W Tennessee.

We've spoken many times about our respective properties (yours at 500 W Tennessee), the neighborhood, the potential to improve the neighborhood (given its proximity to Vanderbilt Park and Broadway Station), and the challenges (crime and homelessness). My partners and I feel that in the coming decade, as Denver's population grows, demand for a safer neighborhood with more space – whether that be industrial or residential – will increase. We think that a rezone and future redevelopment of 640 W Tennessee can help meet that demand in a way that benefits the community by providing more space to occupy at affordable rates.

We do not have any plans to immediately develop the site. We just renewed the two tenant's leases for multi-year terms. We plan to rezone the property simply for optionality. It takes a long time to rezone so we figured we start the process now.

The city supports the idea of a rezone on this property as evidenced in multiple land use documents approved by city council. Being our neighbor to the immediate east, we hope you will too. I'm happy to meet with you if you'd like to discuss.

Thank you Lou.

Todd Snyder
tsnyder@shamesmakovsky.com

NAI Shames Makovsky
1400 Glenarm Place, Suite 100
Denver, CO 80202 USA
naishamesmakovsky.com

Direct +1 720 881 7533
Mobile +1 303 704 6322
Main +1 303 534 5005
Fax +1 303 534 1802