

# 992 Knox Engagement

Public and Community engagement for 992 Knox Ct Re-zone request

## 2016

7/6/2016 - Councilman Paul Lopez - Initial conversation

## 2017

10/25/2017 - Villa Park Neighborhood Meeting attendance

12/6/2017 - Villa Park Neighborhood Meeting attendance - introduce the idea of the re-zone request

## 2018

11/28/2018 - Villa Park Neighborhood Meeting attendance - listen to neighborhood desires and concerns

## 2019

5/14/2019 - Visioning Villa Park - meeting attendance and participation

8/5/2019 - Villa Park Zoning and Licenses Committee Meeting attendance and participation

10/5/2019 - Villa Park West Area Plan Kickoff mtg attendance Regular participation in various West Area Plan engagements

<Paused activity due to pandemic and awaiting completion of West Area Plan >

## 2023

12/12/2023 - Met with Denver City Planner re: property and West Area Plan

12/19/2023 - Engaged with VPNA and CW Torres re: requested potential legislative rezoning

## 2024

1/08/2024 - CW Torres email response -

1/25/2024 - Villa Park Neighborhood Meeting - attended neighborhood meeting

2/4/2024 - Jaime Aguilar - Phone call to discuss intent for 992 Knox /22/2024 - Villa Park Neighborhood Meeting - shared intent for rezoning

4/23/2024 - CW Torres - email update on progress and engagement with VPNA

7/20/2024 - CW Torres met with our Architect, and corresponding email response to questions

8/28/2024 - Villa Park Neighborhood Mtg - Presented rezoning request and site plan draft

9/15/2024 - Neighbor engagement, door knocking and flyers informing of intended rezone (ENG & ESP), Knox Ct 9th Ave to 12th, King 9th Ave to 12th Ave

CPD outreach guiding to pause re-zoning efforts at this time

10/18/2024 - CW Torres and Rocha Vasquez - email update prior to Implementation Policy Memo discussion

10/22/2024 - CW Torres - call to discuss next steps regarding Re-zoning in accordance with West Area Plan Implementation Policy Memo

## 2025

2/6/2025 - CW Torres and CW Sandoval outreach for potential MOU to support rezoning effort

6/9/2025 - Re-zoning Pre-application Submission #2

6/8/2025 - Update CW Torres, CW Sandoval, VPNA of conversations with HOST - Response from Hayley Schroeder as new VPNA President

6/26/2025 - HOST - initial meeting to discuss the project and potential negotiated alternative

9/4/2025 - HOST Negotiated Alternative duly countersigned

9/19/2025 - HOST Agreement update to CW Lopez, CW Sandoval, VPNA President, CPD contacts - response from former VPNA President Jaime Aguilar Media with additional perspective and support

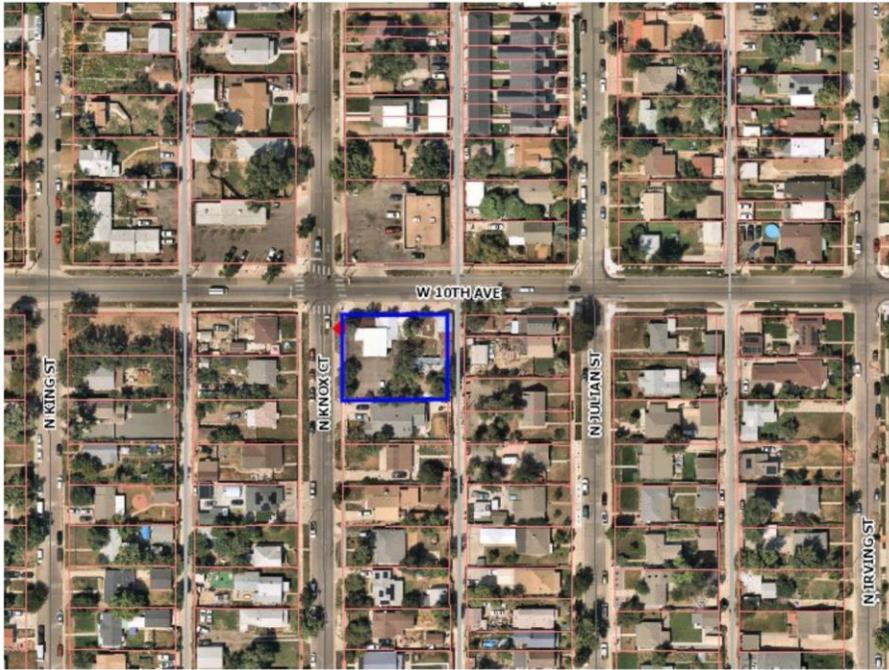
10/22/2025 - Concept Plan Review Feedback received from CPD

10/24/2025 - Villa Park Land Use Committee Update and favorable email response (James Warren)

## Knox HOST mtg - June 26, 2025

The screenshot shows a Zoom meeting interface. At the top, the meeting title is "992 Knox Ct: Initial Conversation on Affordable Housing" with a participant count of 992. The meeting duration is 02:33. The toolbar includes icons for Chat, People, Raise, React, View, Notes, More, Camera, Mic, Share, and a red Leave button. The main area displays five video thumbnails of participants:

- Top-left: Niles Emerick
- Top-right: Johnson, Andrew C. - HOST Fiscal Administrator III (External)
- Middle-left: Mitchell, Laia C. - HOST Director (External) with a Denver logo overlay
- Middle-right: Stephen (Unverified)
- Bottom-center: Colarelli, Jon M. - HOST Administrator II (External)



**E-MS-3 allows for the following uses:**

- Residential multifamily townhomes
- Small Scale neighborhood serving retail uses

**Intent for E-MS-3:**

- Pedestrian scaled commercial street
- Transitional commercial developments
- Promotes walkability
- Promotes urban mixed use
- Building scale of 1-3 stories with residential sensitive setbacks

To share your support and/or feedback please email [992KnoxCt@gmail.com](mailto:992KnoxCt@gmail.com)

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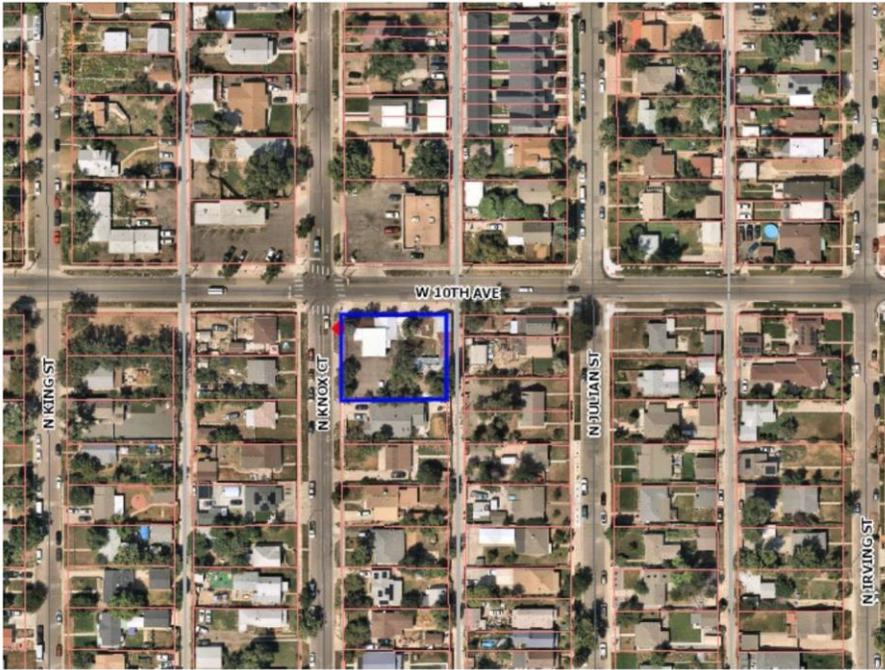
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**E-MS-3 permite los siguientes usos:**

Casas adosadas multifamiliares  
residenciales  
Barrio de pequeña escala que sirve  
usos minoristas

**Intención para E-MS-3:**

Calle comercial a escala peatonal  
Desarrollos comerciales de transición  
Promueve la transitabilidad  
Promueve el uso mixto urbano  
Escala de construcción de 1 a 3 pisos  
con retrocesos residenciales sensibles.

Para compartir su apoyo y/o comentarios, envíe un correo electrónico a [992KnoxCt@gmail.com](mailto:992KnoxCt@gmail.com)

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**From:** James Warren jameswarren35@gmail.com  
**Subject:** Re: For tomorrow's Meeting  
**Date:** October 29, 2025 at 11:21 PM  
**To:** stephen mccullough swmccullough@gmail.com  
**Cc:** nils emerick naemerick@gmail.com



Hey Niles and Stephen,

Thanks so much for taking the time to engage with the Land Use Committee about your proposed project on 10th and Knox. We were pleased to see alignment with the West Area plan, and appreciated your responses to our questions. The members of the committee were given a link with which to vote, and voted nearly unanimously in favor of the rezoning. One piece of feedback we got was to ensure there was adequate off-street bike parking for the retail space, as many people in our community use bicycles to get around.

Please keep us informed as you take the next steps with this project, and let us know if you would like input on specific choices, as I know many people on our committee would be excited to provide such input.

Thanks again,  
James

On Mon, Oct 27, 2025 at 9:23 AM stephen mccullough <[swmccullough@gmail.com](mailto:swmccullough@gmail.com)> wrote:

Hi James,

Great to talk to you Friday! As we discussed, while we have preliminary plans to a reasonable amount of confidence, we don't have definitive answers for every question and there is likely to be some variation based on community feedback, market needs, financial factors, and planning alignment.

1. **How many units are being planned?** We anticipate 14-16 depending on the final configuration. Factors include amount of surface parking, unit mix, construction cost, rent/sale ratio for financial viability, as well as city requirements for alley width, lot coverage, fire access etc.
2. **How many of those units do we anticipate will be affordable?** We have a signed Affordable Housing Plan containing a negotiated alternative agreement with HOST as follows:
  - o *Within any residential development on the site, the project shall provide the greater of (a) 12% of total residential units as Income-Restricted Units (IRUs), with or without deeded parking, made available to households at 70% AMI if for rent or 90% AMI if for sale; or (b) one (1) IRU, with or without deeded parking, made available to households at 70% AMI if for rent or 90% AMI if for sale. If 50% or greater of residential units on site are offered for rent, and the applicant agrees to provide the IRUs for sale, then the unit types (i.e. bedroom counts) of the ownership IRUs do not need to be proportional with the market-rate units. Rather, any ownership IRUs can include a minimum of 1-bedroom, and they may be located anywhere on the site.*
3. **How many parking spots will be provided?** This has not been finalized. We've looked at everything from 1 spot per unit to none, based on the changing requirements at the state & city levels and proximity to light rail. Also note there are approx 6 street parking spots available on 10th Ave to support the site.
4. **Will there be a Community Benefits Agreement?** We have not formalized a community benefits agreement.
5. **What number will be owned and what number will be rental?** We anticipate a balanced mix, determined by final unit count and economics, in line with the HOST agreement.
6. **What is the timeline for this process?** Realistically it will be a minimum of 6 months for the re-zone, then 3-6 months finalizing architecture, then we need to go through the city permitting process. All in, at least 12-18 months before any ground activity. The start of development will be dependent upon market conditions, construction partner, etc.

Let us know if you have any other questions or need further clarification...

Best,

stephen

stephen mccullough  
992 Knox Ct LLC  
720.530.7662

On Fri, Oct 24, 2025 at 5:47 PM James Warren <[jameswarren35@gmail.com](mailto:jameswarren35@gmail.com)> wrote:

Hey Stephen,

No stress. It's a very exciting development and the site plan is wonderful - it really feels like it would be a huge asset to our community and you can anticipate my vocal support during the council rezoning. For the rest of the committee, however, there were the following questions (I know you answered some above, but please answer them in bullets following my questions just for clarity to the group:

- How many units are being planned?
- How many of those units do we anticipate will be affordable?
- How many parking spots will be provided?
- Will there be a Community Benefits Agreement?
- What number will be owned and what number will be rental?
- What is the timeline for this process?

Thanks! The sooner you can get back to me with these questions, the sooner we can vote as a committee and write something up.  
Talk soon,  
James

On Fri, Oct 24, 2025 at 4:30 PM stephen mccullough <[swmccullough@gmail.com](mailto:swmccullough@gmail.com)> wrote:

James - thanks for your flexibility today and hopping on a later call with me. Apologies for the timezone mixup.

1. Find attached the latest draft site plan as currently modeled without parking. We also have looked at other options with varying degrees of BR count & parking. The common themes regardless are:

1. Ground level corner retail at 10th & Knox with units above

1. Ground level, common pool at 10th & Knox, with units above
2. 2 townhome structures along 10th & Knox respectively
3. A handful of smaller units in the south east corner
4. 14-16 units of varying BR count from 1-3.

2. The signed negotiated HOST agreement verbiage is as follows:

"Within any residential development on the site, the project shall provide the greater of (a) 12% of total residential units as Income-Restricted Units (IRUs), with or without deeded parking, made available to households at 70% AMI if for rent or 90% AMI if for sale; or (b) one (1) IRU, with or without deeded parking, made available to households at 70% AMI if for rent or 90% AMI if for sale. If 50% or greater of residential units on site are offered for rent, and the applicant agrees to provide the IRUs for sale, then the unit types (i.e. bedroom counts) of the ownership IRUs do not need to be proportional with the market-rate units. Rather, any ownership IRUs can include a minimum of 1-bedroom, and they may be located anywhere on the site.

In no circumstances will a residential development on the site be allowed to meet its affordability requirements through the payment of a fee-in-lieu or standard linkage fee, unless this agreement is amended with the mutual agreement of the property owner and HOST."

We're happy to answer further specific questions!

stephen

stephen mccullough  
720.530.7662

On Fri, Oct 24, 2025 at 4:59 PM James Warren <[jameswarren35@gmail.com](mailto:jameswarren35@gmail.com)> wrote:  
Hey Stephen,

That's okay. The proposal looks good and folks seem to like it. Can you hop on a call real quick? 7204224287

James

On Fri, Oct 24, 2025 at 3:57 PM stephen mccullough <[swmccullough@gmail.com](mailto:swmccullough@gmail.com)> wrote:  
James - ugh my apologies - my timezone math failed. I tried to join, but looks like you'd already wrapped up.

s

stephen mccullough  
720.530.7662

On Fri, Oct 24, 2025 at 4:02 PM James Warren <[jameswarren35@gmail.com](mailto:jameswarren35@gmail.com)> wrote:  
Hey Stephen,

We are in the meeting. Will you be joining soon?

James

On Thu, Oct 23, 2025 at 11:19 AM James Warren <[jameswarren35@gmail.com](mailto:jameswarren35@gmail.com)> wrote:  
Hey Stephen,

Looking forward to talking tomorrow about the site. One of the members had asked if you had the alternative agreement with HOST that was mentioned in the application. Do you have that and can it be shared?

Otherwise, for tomorrow I think folks will want to hear about the proposal and how it fits in with the West Area Plan, as well as affordability components.

Can't wait, see ya then!

James