



# 1520 Grape Street

Re-zoning proposal

Hartman Ely Investments





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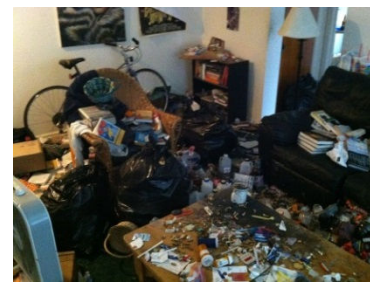
Hartman Ely Investments, Creating Sustainable Communities

- **Purchased Building Jan 2014:**

Improvements to-date include new accessible entry, signage, street trees, lighting, bike racks, interior finishes.

- **Important Issues:**

- 1520 Grape is in a Blueprint Denver Area of Change; revitalization supports that urban plan.
- Current U-TU-C zoning is for duplex use (lenders & insurers uneasy with a larger apartment building).
- Moderately priced workforce housing (1-Bedroom: \$750/mo, 2-Bedroom: \$950/mo).
- Re-vitalize Colfax businesses, support TOD in the Colfax transit corridor and reduce crime (upgrade tenant quality and add apartments).
- Mediation facilitated by Councilman Brooks and led by Steve Charbonneau was very beneficial for win/win outcome.
- Deed restriction for residential-use & 2-story height, for Greater Park Hill Community (GPHC) benefit.
- Re-zoning supported by GPHC, Fax Partnership, Mayfair Neighbors & most neighbors on Grape St.



Before



After