Docusign Envelope ID: 36940357-4503-4167-A4B5-E9490D2E9418

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Holy Spirit Assn For The Unification Of World Christianity
Address	3418 W14th Ave.
City, State, Zip	Denver, CO 80204
Telephone	720-744-2532
Email	[redacted]

*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**	
☐ x CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ x CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Pastor Michael Hentrich, Alex Smyth,
Address	3418 W14th Ave.
City, State, Zip	Denver, CO 80204
Telephone	720-744-2532, 619-410-3406
Email	[redacted]

**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):	3418 W14th Ave., Denver, CO 80204 1371 N Julian St., Denver, CO 80204
Assessor's Parcel Numbers:	0505212029000
Area in Acres or Square Feet:	21,777 sf ≈ 0.49 acres
Current Zone District(s):	GRH3
PROPOSAL	
Proposed Zone District:	GMU5
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?	**xYes - State the contact name & meeting date** ☐ **No - Describe why not (in outreach attachment, see page 3)**
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	☐ **x Yes - State date below and describe method in outreach attachment, see page 3**

Return completed form and attachments to rezoning@denvergov.org

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REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm **and** include sections in the review criteria narrative attachment	☐ **x Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.** 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 section. **1. *Denver Comprehensive Plan 2040*** In this section of the attachment, describe **how** the proposed map amendment is consistent with *Denver Comprehensive Plan 2040*'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies. **2. *Blueprint Denver*** In this section of the attachment, describe **how** the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in *Blueprint Denver*. **3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):** **West Area Plan**
General Review Criteria DZC Sec. 12.4.10.7.A.1 **Only check this box if your application is not consistent with 12.4.10.7.A**	☐ **Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.** Please provide a narrative attachment describing **how** the requested zone district is **necessary** to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm **and** include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.	☐ **x Public Interest: The proposed official map amendment is in the Public Interest.** In the review criteria narrative attachment, please provide an additional section describing **how** the requested rezoning is in the public interest of the city. ☐ **x 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.** 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.

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REQUIRED ATTACHMENTS

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

☐ x **Legal Description of subject property(s).** Submit as a **separate Microsoft Word document.** View guidelines at: https://www.denver-gov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions. html

☐ x **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 authoriza- tion 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.

☐ x **Review Criteria Narratives**. See page 2 for details.

☐ x **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

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)

☐ **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)

☐ x **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 is document is required.) (if applicable)

☐ **Affordable Housing Review Team Acceptance Letter (**if applicable)

☐ **Other Attachments.** Please describe below.

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@ sample.gov	100%	John Alan Smith *Josie Q. Smith*	01/12/20	(A)	YES
Holy Spirit Assn For The Unification Of World Christianity	3418 W14th Ave. Denver, CO 80204 720-744-2532 [redacted]	100%	Michael Hentrich Signed by: Pastor Michael Hentrich CF3F7B62102B487...	11/9/2025	D	YES
						YE S N O
						YE S N O
						YE S N O

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PROOF OF OWNERSHIP

Key Information

Schedule Number	**0505212029000**	Situs Address	**1370 N JULIAN ST**
Owner(s)	**HOLY SPIRIT ASSN FOR THE UNI- FICATION OF WORLD CHRISTIANITY**	Class	**MIXED-USE**
Land Use Code	**33M - SOCIAL/RECREATION W/MIXED USE**		
Zoning	**G-RH-3**	Tax District	**DENV**
Land Sq Ft	**21,777**		
Building Sq Ft	**7,776**		
Legal Description	**COLFAX AVENUE SUB OF MAPLE GROVE B15 L44 TO 50**		
Prior Year Mill Levy (2024)	**79.202**		

HSA-UWC

THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY

June 5, 2026

Dear Sir/ Madam,

I write as the Corporate Secretary of The Holy Spirit Association for the Unification of World Christianity (HSA-UWC), a.k.a Family Federation for World Peace and Unification USA.

Enclosed with this letter is a corporate certificate on the appointment of Rev. Demian Dunkley as president of HSA-UWC on May 27, 2023. Also enclosed are the bylaws of HSA-UWC as amended.

This letter is to confirm that as the president and CEO of HSA-UWC, Rev. Demian Dunkley is fully authorized to make decisions regarding properties of HSA-UWC, exclusive of sale and purchase.

In addition, the Colorado Family Church is a local HSA-UWC church with no separate legal authority. The Colorado Family Church is authorized to represent HSA-UWC locally in matters related to the property, exclusive of sale and purchase, through the local pastor, Mr. Michael Hentrich, or Mr. Justino Alves.

Please contact me at [redacted] or 917-921-4329, if you have any questions.

Sincerely,

Tal Zorer
Corporate Secretary

481, 8th Avenue, New York, NY 10001 | t: 212-997-0050 | f: 212-997-0051

HSA-UWC
THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY

June 20, 2026

Dear Sir/ Madam,

I write as the Corporate Secretary of The Holy Spirit Association for the Unification of World Christianity (HSA-UWC), a.k.a Family Federation for World Peace and Unification USA.

Enclosed with this letter is a corporate certificate on the appointment of Rev. Demian Dunkley as president of HSA-UWC on May 27, 2023. Also enclosed are the bylaws of HSA-UWC as amended.

This letter is to confirm that as the president and CEO of HSA-UWC, Rev. Demian Dunkley is fully authorized to make decisions regarding properties of HSA-UWC, exclusive of sale and purchase.

In addition, the Colorado Family Church is a local HSA-UWC church with no separate legal authority. The Colorado Family Church is authorized to represent HSA-UWC locally in matters related to the property, exclusive of sale and purchase, through the local pastor, Mr. Michael Hentrich, or Mr. Alex Smyth.

Please contact me at [redacted] or 917-921-4329, if you have any questions.

Sincerely,

Tal Zorer
Corporate Secretary

481, 8th Avenue, New York, NY 10001 | t: 212-997-0050 | f: 212-997-0051

HSA-UWC

THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY

June 1, 2026

Dear Sir/ Madam,

I write as the Corporate Secretary of the Holy Spirit Association for the Unification of World Christianity (HSA-UWC), a.k.a Family Federation for World Peace and Unification USA.

Enclosed with this letter is a corporate certificate on the appointment of Rev. Demian Dunkley as president of HSA-UWC on May 27, 2023. Also enclosed are the bylaws of HSA-UWC as amended.

This letter is to confirm that as the president and CEO of HSA-UWC, Demian Dunkley is fully authorized to make decisions regarding properties of HSA-UWC, exclusive of sale and purchase.

Sincerely,

Tal Zorer
Corporate Secretary

481, 8th Avenue, New York, NY 10001 | t: 212-997-0050 | f: 212-997-0051

RESOLUTION OF THE BOARD OF DIRECTORS
OF
THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY

I, Tal Zorer, the duly qualified and acting Secretary of The Holy Spirit Association for the Unification of World Christianity, a California not-for-profit corporation (the "Corporation"), do hereby certify that the following is a true, correct and complete copy of the resolution adopted by the members of the Board of Directors of the Corporation (the "Board") at a Special Meeting of the Board on May 27, 2023, at which a quorum was present and acted throughout, and do further certify that such resolution is in full force and effect on and as of the date hereof, and has not been modified and is not inconsistent with any provisions of the By-Laws or Articles of Incorporation of the Corporation:

> "**RESOLVED** to appoint Rev. Demian Dunkley as the President of the Holy Spirit Association for the Unification of World Christianity, effective as of May 27, 2023"

IN WITNESS WHEREOF, I affix my official signature and the seal of the corporation as of the date written below.

Tal

Name: Tal Zorer
Title: Corporate Secretary
Date: June 5, 2026

STATE OF NEW YORK)
): ss
COUNTY OF NEW YORK)

SUBSCRIBED AND SWORN before me this 5 day of June 2026.

MAGNUS LARSSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LA6191136
Qualified in New York County
My Commission Expires 08-04-2028

Magnus Larsson

Notary Public

BYLAWS

The Holy Spirit Association for the Unification of World Christianity

(As amended by Resolution adopted April 30, 2019)

ARTICLE ONE (Name and Symbols)

Section 1.

The name of the corporation shall be THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY. It shall also be known as the UNIFICATION CHURCH OF AMERICA, the UNIFICATION CHURCH, HSA-UWC FAMILY CHURCH, FAMILY FEDERATION FOR WORLD PEACE AND UNIFICATION, and FAMILY FEDERATION FOR A HEAVENLY USA. The corporation will be hereinafter referred to as the "Family Federation" or the "corporation".

Section 2.

The logos of the Family Federation include but are not limited to the following:

ARTICLE TWO (Purposes and Powers)

Section 1.

The purposes and powers of the corporation are set forth in the Articles of Incorporation.

Section 2.

Without limiting the foregoing, the corporation will:
a) Further the work of God, our Heavenly Parent;
b) Promote the teachings of its Founders, the Reverend Sun Myung Moon and Dr. Hak Ja Han Moon;

c) Seek and respect spiritual guidance from the person who is duly appointed as the Regional Chair by Family Federation for World Peace and Unification International; and
d) Support heavenly tribal messiahs for the substantial establishment of the God's ideal of Cheon Il Guk

Section 3.

Without limitation of the powers set forth in the Articles of Incorporation, the corporation shall have power a) to organize, build, own, lease, rent, maintain, or otherwise operate Churches, Religious Retreats, Hospitals, Rest Homes, Missions, Homes for the Aged and Orphanages, and other religious and benevolent enterprises conforming to the laws of the country and the locality in which they shall be situated or conducted; and to acquire by purchase, gift, bequest, or otherwise, and to hold, control and cause to be conveyed such property, real and personal, as may be necessary to carry out any or all of the purposes and powers of the corporation.

ARTICLE THREE (Membership)

Section 1

The corporation shall have no members, as that term is defined in California Corporation Code Section 5056. Membership shall be defined in accordance with Section 9332 of the California Corporation Code.

Section 2

Membership in the corporation is open to persons who attend God and the Founders, the Rev. Sun Myung Moon and Dr. Hak Ja Han Moon, and support the purposes of the corporation.

Section 3

Members of the Family Federation are expected to serve as heavenly tribal messiahs for the substantial establishment of Cheon Il Guk, make financial contributions to the Family Federation, and regularly attend religious services.

ARTICLE FOUR (Meetings)

Section 1.

Regular meetings of the Board of Directors shall be held, if practicable, at least three times a year. Upon selection of a date and place by the Chairperson or the President for a regular meeting of the Board of Directors, the Secretary shall not later than seven (7) days prior to such meeting, unless longer notice is required herein, mail (return receipt requested), or deliver personally, or email, or fax the written notice setting forth the date and place of such meeting to directors and setting forth the general nature of the proposal(s) to be submitted for approval. No notice beyond that required

by these Bylaws need be given for regular meetings of the Board of Directors.

Section 2.

Special meetings of the Board of Directors may be called by the Chairperson of the Board or by a majority of the members of the Board of Directors. The purpose of special meetings is to address urgent matters. At least two (2) day notice of such special meeting shall be given to each director, in the manner provided in Article Four, Section 1 above. Any director may waive his/her right to the 2-day notice either before or subsequent to the said special meeting.

Section 3.

At Board of Directors meetings, a majority of the members of the Board of Directors shall constitute a quorum for all purposes. In every case, except where provided otherwise herein, the affirmative vote of a majority of all the members present shall be necessary for the adoption of any action.

Section 4.

A Director may vote in person or by proxy. Voting by proxy shall be limited only to election of directors and officers. Each proxy must be executed in writing.

Section 5.

Any action permitted to be taken by the Board of Directors at a duly constituted meeting may be taken, without a meeting, by the unanimous written consent of the members of the Board of Directors. The written consent or consents shall be filed with the minutes of the corporation and shall have the same force and effect as an in-person unanimous vote of the Board of Directors.

Section 6.

Meetings of the Board of Directors may be conducted by use of internet conference, telephone or other similar means of communications.

ARTICLE FIVE (Board of Directors)

Section 1.
The corporation shall be managed by a Board of Directors consisting of at least seven (7) members, each elected at a regular or special meeting of the Board of Directors to serve for a term of two (2) years, or until his/her death, resignation or removal. The Board may reduce or expand its numbers: provided, however, that the number of directors shall never be less than seven (7), nor more than twenty-five (25). A director may be re-elected to successive terms. Any vacancy to be filled by reason of the resignation, death, or removal of a director or an increase in the number of directors shall be filled by action of the Board of Directors. The Regional Chairman and the President of the Family Federation shall be voting members of the Board of Directors *ex officio.*

Section 2.

The Board of Directors shall select one of their number as Chairperson.

Section 3.

Duties of the Board of Directors shall include but shall not be limited to the following:

a) Uphold and advance the mission and purpose of the corporation;
b) Be responsible for the governance of the corporation and fulfill all fiduciary duties;
c) Select the President of the corporation;
d) Support the President and review his/her performance;
e) Ensure the proper management of the corporation's resources; and
f) Other duties in accordance with the object and purpose of these Bylaws.

Members of the Board shall comply with the corporation's policy documents, including but not limited to conflict of interest policy, whistleblower policy, and others.

Section 4.

Any director may resign at any time. Such resignation shall be made in writing and mailed, delivered personally, emailed, or faxed, and shall take effect at the time specified therein or, if no time is specified, at the time of its receipt by the Secretary. The Board may remove from office, by vote of a majority of the entire Board, any Director, on examination of a written complaint by any other Director, of misconduct, incapacity or neglect of duty, provided that at least one week's previous notice of the proposed action shall have been given to all the Directors.

Section 5.

The Board of Directors may designate not less than two of its members to serve as an Executive Committee, with such authority as the Board may from time to time delegate for the management of the affairs of the corporation, provided that such Executive Committee shall not be empowered to adopt, amend or repeal bylaws or otherwise to act contrary to provisions of applicable law. The Board of Directors may create other committees as it deems appropriate in the operation of the corporation.

Section 6.

The Executive Committee and any other committees appointed by the Board of Directors pursuant to Section 5 shall serve at the pleasure of the Board. Each such committee may make its own rules of procedure and shall meet where and as provided by such rules or by resolution of the Board of Directors. A majority shall constitute a quorum, and in every case, the affirmative vote of a majority of all the members of such committee shall be necessary for the adoption of any resolution.

Section 7.

The Chairperson shall appoint, with the approval of the Board of Directors, all committee members except the members of the Executive Committee.

ARTICLE SIX (Officers)

Section 1.

The officers of the corporation shall be a President, a Vice-President or Vice-Presidents as the Board shall deem necessary, a Secretary, a Treasurer and such other officers as the Board of Directors shall deem desirable; the offices of Secretary and Treasurer may be filled by one individual. All officers shall be elected by and serve at the pleasure of the Board of Directors.

Section 2.

The President shall see that corporate responsibilities are adequately provided for; and shall have such powers as may be reasonably construed as belonging to the chief executive of an organization. The President shall be a citizen of the United States of America.

Section 3.

A Vice-President shall have such duties as the President or the Board of Directors shall from time to time specify, provided that no Vice-President who is not a United States citizen shall perform the functions of the President.

Section 4.

The Secretary shall issue notices of and keep minutes of all meetings of the \ Board of Directors, be custodian of corporation's records and discharge such other duties as may be assigned by the Board of Directors or the President.

Section 5.

The Treasurer shall have the care and custody of all monies to be deposited in the name of the corporation in such bank or banks as may be designated by the Board of Directors; may be one of the officers signing checks or drafts of the corporation; shall prepare and submit reports whenever requested to do so by the Board of Directors or the President.

Section 6.

Should any vacancy in the office of the President or any other officer occur by death, resignation, or otherwise, the same shall be filled without undue delay by the Board of Directors.

ARTICLE SEVEN (Amendments)

Section 1.

The Bylaws of the corporation may be altered, amended, repealed or added to by the Board of Directors only at a regular meeting of the Board by a two-thirds vote of the Board, provided notice of the proposed amendment is sent to all directors at least seven (7) days prior to the meeting.

ARTICLE EIGHT (Real Property Transactions)

Section 1.

The President and Secretary of the corporation shall have the power, with the approval of the Board of Directors, to enter into real property transactions for and on behalf of the corporation. With the approval of the Board of Directors either of them shall have authority to execute any and all instruments and documents in connection therewith, including but not limited to contracts or amendments thereof, mortgages, deeds of trust and promissory notes, and to perform such other acts as may be necessary in connection therewith, all as in their absolute and sole discretion they may deem necessary and in the best interests of the corporation.

ARTICLE NINE (Indemnification)

Section 1

In the absence of fraud or bad faith, the directors and officers of the corporation shall not be personally liable for its debts, obligations, or liabilities.

Section 2.

The corporation shall indemnify any director or officer, or former director or officer, against expenses incurred in connection with the defense of any action, suits, or proceeding in which he/she is made a party by reason of being, or having been, such director or officer, to the maximum extent permitted by law. Such indemnification shall not be deemed exclusive of any other rights to which such director or officer may be entitled, under these Bylaws, any agreement, vote of the Board of Directors, or otherwise.

Section 3.

Anything contained in this Article to the contrary notwithstanding, the corporation shall in no event indemnify any person otherwise entitled to such indemnification if such indemnification would constitute "self-dealing" as defined in Section 4941 of the Internal Revenue Code of 1986 as amended.

Rezoning Review Criteria Narrative Attachment

Introduction

The Colorado Family Church (HSA-UWC) is submitting this narrative regarding its map amendment application for real property located at 3418 W. 14th Ave. This narrative addresses the application's compliance with the applicable map amendment approval criteria.

Consistency With Adopted Plans

The City's existing, adopted plans provide clear guidance in support of the requested zoning map amendment. The current zoning designations for the subject property (the "Property") include G-RH-3. The proposed new zoning designations of G-MU-5 will bring all the Property under the current version of the Denver Zoning Code. The City's adopted plan guidance clearly encourages additional housing opportunities in this area. The proposal to rezone the Property will more closely align the zoning with the recommendations of the adopted City plans including the following:

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- West Area Plan
- Denver Zoning Code

1. Denver Comprehensive Plan 2040

The application for rezoning is consistent with the Denver Comprehensive Plan 2040 (the "Comprehensive Plan") goals and strategies. The plan establishes six vision elements and further identifies goals and strategies to implement each of the six vision elements. The vision elements identified by the Comprehensive Plan are: 1) a city that is equitable, affordable, and inclusive; 2) strong and authentic neighborhoods; 3) connected, safe, and accessible places; 4) a city that is economically diverse and vibrant; 5) a city that is environmentally resilient; and 6) a city that is healthy and active.

The application for rezoning is consistent with many goals identified within the plan. The proposed rezoning would allow for mixed-use development, including substantial amounts of new housing in a location where services are generally available. The proposed rezoning will help advance the City's goal to create a city of complete, connected neighborhoods. [1] The zone districts that are the subject of the rezoning request will advance the City's goal to

[1] Denver 2040 Comprehensive Plan, Strong and Authentic Neighborhoods, Goal 1.

enhance Denver's neighborhoods through high-quality urban design.[2] The proposed rezoning will allow for an increase in development of housing units close to transit and mixed-use developments.[3]

2. Blueprint Denver

In Blueprint Denver, the area around the property in question is already seeing more and more higher density structures. We are seeing many multi-story apartment buildings especially. Rezoning this property for a similar use seems to be in accord with the plans for this neighborhood.

Blueprint Denver – General

Blueprint Denver was updated in 2019 ("Blueprint Denver") and is a supplement to the Comprehensive Plan. The Blueprint Denver plan establishes a framework that integrates the City's land use and transportation decisions. Blueprint Denver "provides a nuanced way to handle growth and development, preserving our most cherished historic and cultural assets while directing growth to key centers, corridors and high-density residential areas where there is underutilized and strong transportation options."

Blueprint Denver – Neighborhood Context

Blueprint Denver establishes neighborhood contexts that guide appropriate selection of zone districts. The "General Urban" context, which includes the Property, is described as "dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity."[4] Blueprint Denver deems the General Urban context as an appropriate area for the uses and building forms allowed within the G-MU-5 zone district.

Blueprint Denver – Future Places

Blueprint Denver also identifies a future place type within each of the neighborhood contexts. The Property is designated as a "Residential High-Medium."[5] Under Blueprint Denver, "Residential areas range from low-intensity areas to high-intensity areas. Higher intensity areas are typically located in more compact areas with good access to transit and often contain a wide mix of uses". Also, residential high-medium areas should be "Predominantly multi-unit residential. A mix of neighborhood-serving retail may also be

[2] Denver 2040 Comprehensive Plan, Strong and Authentic Neighborhoods, Goal 2.
[3] Denver 2040 Comprehensive Plan, Equitable, Affordable, and Inclusive, Goal 1.
[4] Blueprint Denver, p.237
[5] Blueprint Denver, p.143

found in key locations. Mid-scale residential buildings, usually mixed with a variety of lower-scale residential types. Small mixed-use buildings may be found on corners and have a pedestrian orientation."[6]

3. West Area Plan

The "West Area Plan" growth strategy notes that certain areas "provide an opportunity to increase density, mixed-uses, and building heights. To ensure that more intense development can be accommodated effectively, this plan identifies specific nodes and centers that would be most appropriate for growth based on land availability, proximity to existing or future high-capacity transit stations, and parcel depth. Key locations include areas near high-capacity transit stations, which are primarily made up of community and regional centers, corridors, and high-medium residential areas." [7] The property is located in such an area.

West Area Plan - Building Height

The West Area has a section dedicated to future base heights for buildings. [8]located in a plot identified to be up to 5 stories tall.

Public Interest

More housing is needed in Denver, so rezoning this property, where there is currently very light density, creates more housing for people that need it and that may benefit from access to multimodal transportation, thus also cutting down on carbon emissions and vehicles on the road.

This rezoning is in the public interest of the city because it is in accordance with what the city has established an intent to do. According to our understanding, the city would like to have higher density in this area due to its proximity to downtown and proximity to multimodal transportation. This contributes in a small way to easing the housing crisis in Denver.

Consistency with the Neighborhood Context, Zone District Purpose and Intent

The property is currently located in a General Urban residential zone district. Denver Zoning Code references that the "intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context." Specifically, G-MU-5 is a "multi-unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of five stories." This zoning form is consistent with the West Area Plan and Blueprint Denver designations for this area and specific property as well as the building height.

Community Engagement

7/5/2025 Passed out letters to adjacent neighbors.

6/1/2025 Initial email to councilwoman Jamie Torres

5/25 Initial Email to WeCAN neighborhood association

July 1, 2025

Dear neighbor,

Greetings to you from our community at the Colorado Family Church. We wanted to let you and about a rezoning application we are in the process of submitting. The application is for our building here at 1371 N. Julian St. As your neighbor, we wanted to make sure you knew about this development.

Just for some context, we don't have plans to sell the church at this time, but the reality is that we are outgrowing the capacity at this building and we foresee that we will need to move at some point in the future. Ideally, we would sell to another church or entity that would use the building as-is, but the reality is that we may need to sell to a developer, and having the property zoned for higher density makes our property more usable and more appealing to a potential buyer. This would likely be a G-MU-5 or G-MU-8 zoning.

We have also informed our local councilperson and neighborhood association of this development.

We welcome your questions and input throughout this process, as we understand that it affects our neighbors in this community. You may reach out to us at [redacted].

Sincerely,

Michael & Adonia Hentrich
Pastors
Colorado Family Church

Gmail Michael Hentrich <hentrichmichael@gmail.com>

Rezoning

7 messages

Michael Hentrich [redacted] Sun, May 25, 2025 at 9:24 AM
To: Leah Rounds <leah@wecandenver.org>, Leah Rounds <leahr@wecandenver.org>

Hi Leah,

I hope you and your family are doing well. I wanted to let you and WeCAN know about a rezoning application we are in the process of submitting. If you are not the best person to send this to, please let me know.

The application is for our church at 1371 N. Julian St. Just for some context, we don't have plans to sell the church at this time, but the reality is that we are outgrowing the capacity at this building and we foresee that we will need to move at some point in the future. Ideally, we would sell to another church, but the reality is that we may need to sell to a developer, and having the property zoned for higher density makes our property more valuable all-around. I think we are looking at a multi-unit zoning, 5 or 8 story.

I welcome and appreciate any advice or feedback you or the rest of WeCan may have on this and look forward to ongoing communication with you or whoever would be the best person.

Sincerely,
Michael Hentrich

Leah Rounds <leah@wecandenver.org> Mon, May 26, 2025 at 2:02 PM
To: Michael Hentrich [redacted]

Hi Michael,
Good to hear from you! We're doing well and looking forward to summer break.

I am looping in a few more people on this email who are more knowledgeable about the rezoning stuff:)

Shantelle, Tony and Heidi, can you read through Michael's email about his church's upcoming rezone and respond with any info you have?
I think the West Area plan already calls for more density in this area but I've also heard Councilwoman Torres has been holding back on some of these up-zones ??

TJ, I just included you so you have an idea of the kind of zoning requests that come through the RNOs.

Leah
[Quoted text hidden]
--
Please note: I will be traveling June 4-24 with very limited email access

Leah Rounds
Administrative Coordinator, West Colfax Association of Neighbors (WeCAN)
Bringing Neighbors Together to Build Community
www.wecandenver.org

+Sign up for the WeCAN Newsletter
+Search the West Colfax Community Database for city agencies, nonprofits, and organizations serving the neighborhood.

Michael Hentrich [redacted] Sun, Jun 1, 2025 at 5:57 PM
To: Leah Rounds <leah@wecandenver.org>

Thank you Leah for your response. We are also looking forward to some exciting summer plans.

I have also written Councilwoman Torres and am in the process of preparing letters for the neighbors. I don't see anyone else cc'd on this email, but maybe you bcc'd them. Just thought I'd double-check.
[Quoted text hidden]

Leah Rounds <leah@wecandenver.org> Mon, Jun 2, 2025 at 6:56 AM
To: Michael Hentrich [redacted]

Sounds great! I did forward your email onto the people I mentioned in the original email right after I sent it to you. I forgot to cc.

Lmk when the application is submitted, and we can follow up from there.

Please note: I will be traveling June 4-24 with very limited email access

Leah Rounds
Administrative Coordinator, West Colfax Association of Neighbors (WeCAN)
Bringing Neighbors Together to Build Community
www.wecandenver.org

+Sign up for the WeCAN Newsletter
+Search the West Colfax Community Database for city agencies, nonprofits, and organizations serving the neighborhood.
[Quoted text hidden]

Shantelle Mulliniks <shantelle@wecandenver.org> Mon, Jun 2, 2025 at 9:41 AM
To: Leah Rounds <leah@wecandenver.org>, Heidi Newhart <heidi@heidinewhart.com>, Tony <tony@wecandenver.org>, "Terrence Bowman (TJ)" <tbowman.oh@gmail.com>, Michael Hentrich [redacted]

Hi Michael,
I only know a little about rezoning. Yes, the West Area plan has maps in it for future zoning of what's possible for a rezoning.

And as Leah mentioned, there is a hold on rezonings in the West Area right now. Basically, they are holding rezonings to curb the displacement that occurs when a developer rezones, tears down the current property (displacing residents), and then builds something that the previous residents cannot afford to live in. I'd probably set up a meeting with someone from community planning and development at the city to get a better hold on if you can even proceed, since your property is a little different already.

Shantelle

From: Leah Rounds <leah@wecandenver.org>
Date: Monday, May 26, 2025 at 2:03 PM
To: Heidi Newhart <heidi@heidinewhart.com>, Shantelle Mulliniks <shantelle@wecandenver.org>, Tony <tony@wecandenver.org>, Terrence Bowman (TJ) <tbowman.oh@gmail.com>
Subject: Fwd: Rezoning

Meant to include you all on this.
[Quoted text hidden]

Michael Hentrich [redacted] Mon, Jun 2, 2025 at 11:32 AM

To: Shantelle Mulliniks <shantelle@wecandenver.org>
Cc: Leah Rounds <leah@wecandenver.org>, Heidi Newhart <heidi@heidinewhart.com>, Tony <tony@wecandenver.org>, "Terrence Bowman (TJ)" <tbowman.oh@gmail.com>

Thank you Shantelle. That is useful information. I wasn't aware of the hold on rezonings. We had a preliminary meeting with someone from Denver planning and development a few months ago, and they didn't indicate that there are any issues. Maybe our situation is a little bit different, as you mentioned, or maybe we will just hit a roadblock along the way. I guess we will see.

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Michael Hentrich [redacted] Thu, Jun 5, 2025 at 8:35 PM
To: Shantelle Mulliniks <shantelle@wecandenver.org>
Cc: Leah Rounds <leah@wecandenver.org>, Heidi Newhart <heidi@heidinewhart.com>, Tony <tony@wecandenver.org>, "Terrence Bowman (TJ)" <tbowman.oh@gmail.com>

Hi again,

We reached out to the city planning department about the hold on rezonings in this area and this is the response they sent us. Unless I am misunderstanding their response, It seems that our rezoning application would fall under the latter situation and should be able to proceed.

It is true that some rezoning applications within the West Area Plan boundary are not found to be consistent with our plans without an affordable housing element. However, this is generally for developments ranging from 2-9 units. Any development of 10 or more units is subject to our “Expanding Housing Affordability” ordinance, which sets mandatory affordability requirements. You can read a bit more about it in the memo linked below, but let me know if you have follow-up questions.

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Gmail Michael Hentrich [redacted]

Rezoning at 1371 N. Julian St.

5 messages

Michael Hentrich [redacted] Sun, Jun 1, 2025 at 5:15 PM
To: Jamie.Torres@denvergov.org

Dear Councilwoman Torres,

I wanted to let you know about a rezoning application we are in the process of submitting.

The application is for our church at 1371 N. Julian St. Just for some context, we don't have plans to sell the church at this time, but the reality is that we are outgrowing the capacity at this building and we foresee that we will need to move at some point in the future. Ideally, we would sell to another church, but the reality is that we may need to sell to a developer, and having the property zoned for higher density makes our property more valuable and more useful all-around. I think we are looking at a multi-unit zoning, 5 or 8 story.

I have already reached out to WeCAN as we begin this process and welcome any feedback from your office as well.

Sincerely,
Michael Hentrich

Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org> Mon, Jun 2, 2025 at 11:30 AM
To: Michael Hentrich [redacted]

Hello Michael, have you been in conversation with the City about the recent memo on rezonings that we have in place?

Councilwoman Jamie Torres

Denver City Council, District 3

she/her/hers

Jamie.torres@denvergov.org

720.337.3333

COUNCILWOMAN JAMIE TORRES DISTRICT 3

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Michael Hentrich [redacted] Mon, Jun 2, 2025 at 11:36 AM
To: "Torres, Jamie C. - CC Member District 3 Denver City Council" <Jamie.Torres@denvergov.org>

Hello and thank you for your response. We had a meeting with the city planning and development team a couple months ago and they didn't bring up any issues, but perhaps they were going off of outdated information at the time. I also was just informed this morning by the neighborhood association about the memo. At the same time, they mentioned that maybe our situation would be a little bit different since we would be going from a property that currently doesn't house anyone to one that could potentially house many. In any case, we can reach out to them again.

On Mon, Jun 2, 2025 at 11:30 AM Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org> wrote:

> Hello Michael, have you been in conversation with the City about the recent memo on rezonings that we have in place?
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> Councilwoman Jamie Torres
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> Denver City Council, District 3
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Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>
To: Michael Hentrich [redacted]

Mon, Jun 2, 2025 at 12:09 PM

Ok, please do. The memo would still apply to your case so I want to be sure you have all the right info as you move forward.

Councilwoman Jamie Torres

Denver City Council, District 3

she/her/hers

Jamie.torres@denvergov.org

720.337.3333

COUNCILWOMAN JAMIE TORRES DISTRICT 3

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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.

From: Michael Hentrich [redacted]
Sent: Monday, June 2, 2025 11:36 AM
To: Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>
Subject: Re: [EXTERNAL] Rezoning at 1371 N. Julian St.

Hello and thank you for your response. We had a meeting with the city planning and development team a couple months ago and they didn't bring up any issues, but perhaps they were going off of outdated information at the time. I also was just informed this morning by the neighborhood association about the memo. At the same time, they mentioned that maybe our situation would be a little bit different since we would be going from a property that currently doesn't house anyone to one that could potentially house many. In any case, we can reach out to them again.

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> Councilwoman Jamie Torres

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> Denver City Council, District 3

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Michael Hentrich [redacted] Thu, Jun 5, 2025 at 8:58 PM
To: "Torres, Jamie C. - CC Member District 3 Denver City Council" <Jamie.Torres@denvergov.org>

Hello,

Just wanted to let you know that we reached out to the city planning department and they sent us this response.

It is true that some rezoning applications within the West Area Plan boundary are not found to be consistent with our plans without an affordable housing element. However, this is generally for developments ranging from 2-9 units. Any development of 10 or more units is subject to our “Expanding Housing Affordability” ordinance, which sets mandatory affordability requirements. You can read a bit more about it in the memo linked below, but let me know if you have follow-up questions.

https://www.denvergov.org/files/assets/public/v/3/community-planning-and-development/documents/planning/projects/west-area-plan/west-area-plan_implementation-memo_10-09-2024.pdf

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