

Outreach Documentation

I did not have a meeting with development services because the project is very straight forward. I am planning to add a similar single family residential home and will have enough space to meet zoning regulations. The proposed project will not stand out from the rest of the neighborhood.

I have attached the letters of support from my neighbors and from East Colfax Neighborhood Association.

Neighborhood outreach has been done over last few months. I walked around and discussed my proposal with the neighbors and verbally notified them of my plans to subdivide my lot and build an additional home. Neighbors were supportive and were happy to provide their contact information. My neighbors at 1990 Verbena St also stated that they are interested in eventually changing zoning on their property and building an additional home.

I have also reached out to East Colfax Neighborhood Association. I attended several meetings and was given an opportunity to present my proposal and got a unanimous vote on giving me the letter of support. At the meeting, all of the members of the board were present along with the president of the association, John McKinney. This presentation was given January 21st of 2025.

I have also met with Jesse Carey who is the Senior Council Aide – Policy & Legislative Services to Shontel Lewis, my City councilwoman. Our meeting took place on February 6th. We discussed my rezoning proposal in depth.

Below are my neighbors who I spoke to verbally proposing my idea to them and who were supportive of my proposal.

Name	Address	Phone Number
Warren Jones	8314 Montview Blvd	(303)358-5742
Maggie Lederman Eddie Lederman	1956 Verbena St	(303)437-5561
Betsy Matkovich	1961 Verbena St	(718)548-8884
Ignacio Laureano	1970 Verbena St	(720)965-0611

Jake Rule	1960 Verbena St	(314)420-1741
Montell Fleming	1995 Wabash St	(303)995-3325
Karen Luevano	1936 Wabash St	(720)270-9340
Gabriel Powell	1915 Wabash St	(786)266-0690
Madison Rouviere Michael Rouviere	1905 Wabash St	(719)522-3674
Beatrice Westhoff Matthew Westhoff	1922 Wabash St	(303)596-3843
Ethan Michael	1948 Wabash St	(203)940-0291
Lauren Silver	1956 Wabash St	(702)325-1214
Raul Garza Tommy Garza	1983 Wabash St	303-565-6493
Aimee Aron-Reno	1986 Wabash St	303-520-7498
Lee Henry	1990 Wabash St	
Jose Bullon Liliana Delfin	1990 Verbena St	720-308-8511

Antonia Ramos Leonor Perez	1910 Verbena St	720-371-5971
Austin Workman	1900 Verbena St	254-733-5940
Matt Thornstinson	8301 19 th Ave	319-899-0440
Preston	1912 Valentia St	720-503-3319
Timothy Farad	1940 Valentia St	720-621-0327
April Montenez	1928 Valentia St	720-429-4969
William Edmunds	1965 Valentia St	720-244-7337
Marco Murray	1915 Valentia St	720-288-2866
Colleen Matsura	1905 Valentia St	303-842-8877
Jose Contreras	8315 19 th Ave	720-280-8935
Jamie Thorson	1919 Verbena St	970-690-3646
Cory Montreuil	1923 Verbena St	860-942-7450

Nathan Riley	1939 Verbena St	505-670-7028
Alexis Cordova	1793 Verbena St	970-822-6452
Jackie Zickefoose	1777 Verbena St	480-648-7135
Raymond Cromartie	1737 Verbena St	724-513-5669
Bob Thornley	1729 Verbena St	
Laura Brunnet-Tubbs Rick Tubbs	1700 Verbena St	315-761-6697
Steven Breiland	1710 Verbena St	303-656-9770
Ernesto Baray	1730 Verbena St	
Mercurio Rivera	1738 Verbena St	
Stevie Trujillo	1750 Verbena St	720-250-6902
Vince Koch Maggie Wohltjen	1770 Verbena St	972-999-5782
Jorge Tarin	1981 Verbena St	

Amy Paris	1786 Verbena St	
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March 6, 2025

Attn: Denver Zoning Review

Re: Support for Rezoning of 1965 Verbena St

Dear Board Members,

We are writing on behalf of the East Colfax Neighborhood Association, a registered Denver RNO to express our support for the rezone application submitted by Pavel Demchenko for the property located at 1965 Verbena St, Denver, CO 80220 rezoning from E-SU-Dx to U-SU-B.

About Our RNO: East Colfax Neighborhood Association (ECNA)

ECNA is engaged in a long-term, community-based creation of a localized neighborhood plan that gives voice to and protects the people who live and work here now and has as its guiding principle anti-displacement, such plan being process-oriented and taking shape over time.

History of Engagement

We believe that Pavel has made reasonable efforts to address community concerns and integrate feedback into the design and planning process throughout our engagement. • Pavel has ensured that his plan is consistent with the East Colfax Neighborhood. • Pavel's plan is consistent with the neighborhood vision of ECNA, and our goal to provide quality affordable housing for residents.

Why ECNA Supports This Proposed Rezoning

We analyzed the implications of the proposed rezoning on affordability, accessibility, and neighborhood character and its alignment with our values and vision¹.

- Smaller lots are a more financially attainable housing option: Between 2000 and 2022 wages in Denver have risen 110% while the cost of housing has risen 220%². This means housing is less affordable for everyone.
- Developing in neighborhoods that put people first: The East Colfax Neighborhood area is a semi-urban neighborhood with a cornucopia of amenities for its residents: it is near Downtown Denver (major employment hub); daily errands can be completed within a short walk without the use of a car; and our 3 public parks are great for adults, children, and pets alike. Providing more housing enables more families to enjoy the benefits of this neighborhood.

Conclusion

² Denver Council Bill no. 24-0972, page 8. https://www.denvergov.org/files/assets/public/v/2/mayor/documents/mayor-council/24-0972_filed-bill_affordable-housing-sales-and-use-tax-referral.pdf

After a thorough review of Pavel's proposal at our January Public Meeting, a vote including 7 (seven) Board members and multiple residents for support of this zoning change was held. The support was approved. The vote was unanimous with no dissenting votes.

Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to reach out.

Sincerely,
John McKinney
President, East Colfax Neighborhood Association

Email: eastcolfaxneighborhood@gmail.com
Website: eastcolfaxneighborhood.org

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