



TO: City Council
FROM: Fritz Clauson, AICP — Associate City Planner
DATE: August 21st, 2025
RE: Official Zoning Map Amendment Application #2025i-00022

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2025I-00022.

Request for Rezoning

Address: 3025 West 3rd Avenue
Neighborhood/Council District: Barnum/ Council District 3 – Councilmember Jamie Torres
RNOs: Inter-Neighborhood Cooperation (INC), Community Coalition of Barnum, Valverde Neighborhood Association
Area of Properties: 6,250 square feet or .14 acres
Current Zoning: E-SU-Dx
Proposed Zoning: E-RX-3
Property Owner(s): 3025 W 3RD LLC
Property Representative: Jesse Donovan

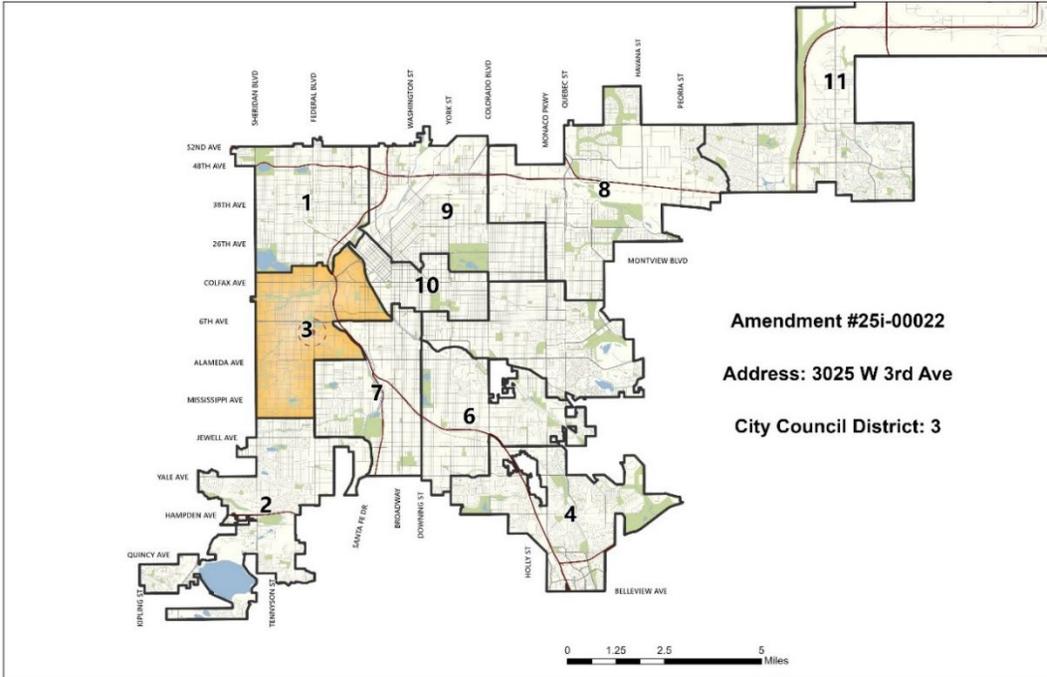
Summary of Rezoning Request

- The property owner is proposing to rezone 3025 W 3rd Avenue from **E-SU-D to E-RX-3**.
- The subject site is in the Barnum statistical neighborhood, located just west of the intersection of West 3th Avenue and Federal Boulevard, adjacent to Barnum Park.
- The property currently contains a single-family residence. The property owner is proposing to rezone the property to allow for the development of town houses.
- The proposed E-RX-3, Urban Edge, Residential Mixed Use, 3 stories, zone district allows town house and shopfront as the primary building forms. The maximum height of the allowed primary building forms ranges from 38 to 45 feet, up to 3 stories. This district is intended for use in the Urban Edge Neighborhood Context, which is characterized by single- and two-unit uses and allows for some multi-unit districts. Further details of the zone district can be found in the proposed zone district of this staff report (below) and in Article 4 of the Denver Zoning Code.
- On October 10, 2024, Community Planning and Development (CPD) issued the [West Area Plan – Rezoning Implementation Approach Policy Memo](#) which outlines issues related to displacement and increased development pressures in West Denver. The memo documents development trends, plan guidance, and states that “CPD has found potential rezonings of single unit districts (SU) to higher intensity districts in the West Area Plan geography are not consistent with the intent of adopted plans until further stabilization programs, tools and regulatory changes are in place, due to the phase of development lifecycle that the area is in.” The plan consistency analysis in the memo is outlined as part of the review criteria section of this staff report.
- Concurrent with the rezoning, the applicant has voluntarily proposed and signed an Affordable Housing Plan (AHP). The AHP includes a negotiated alternative to Mandatory Affordable Housing

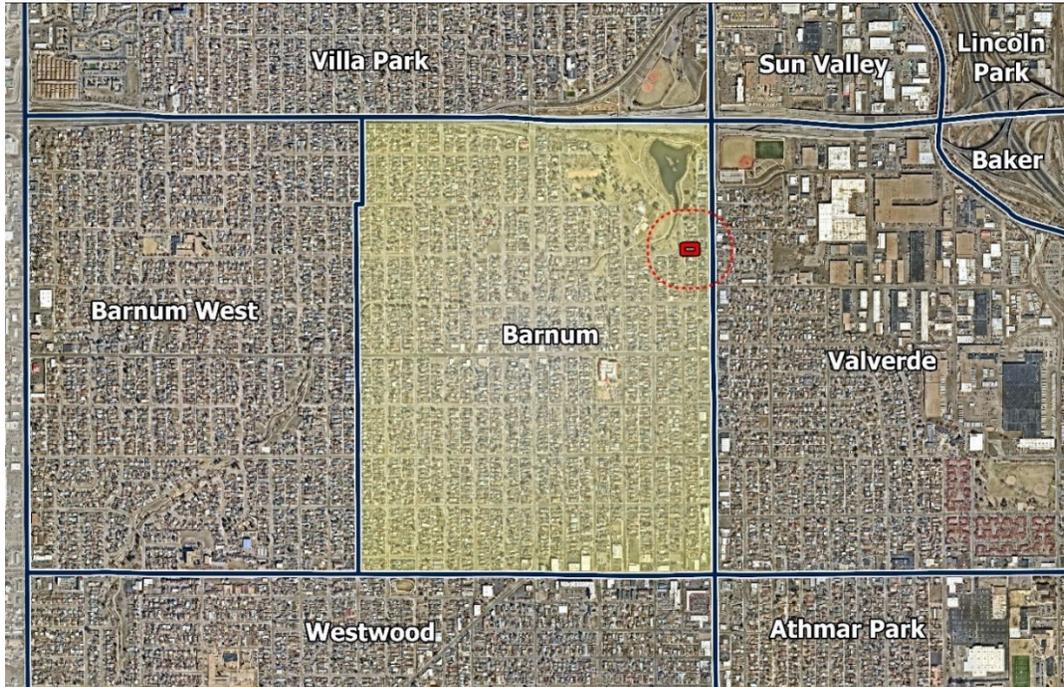
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requirements for this site. The AHP requires at least 20% of the units (anticipated to be 1 unit out of 5 total) to be income-restricted for-sale at 110% AMI. The income restricted unit will be required to have at least three bedrooms.

City Location



Neighborhood Location – Barnum



Existing Context



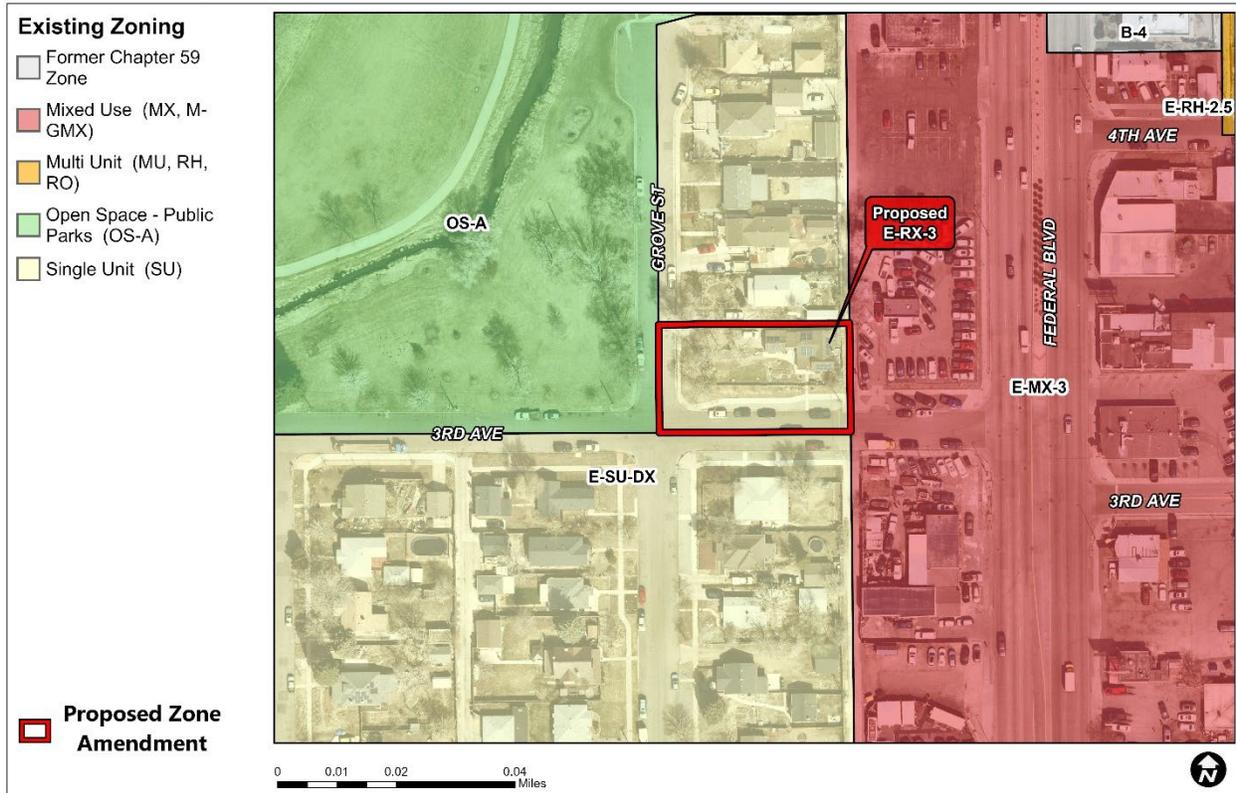
The subject property is located within the Barnum neighborhood, near the intersection of West 3rd Avenue and North Federal Boulevard. The property is a corner lot with frontage on W 3rd Avenue and N Grove Street. The area is characterized by mostly single-unit residences throughout with a transition to commercial and office uses at Federal Boulevard. Barnum Park is located to west, across Grove Street, with access to the Weir Gulch trail. Barnum Elementary is located approximately a quarter mile to the southwest. The subject property is served by RTD’s frequent bus routes 30 and 31 along Federal Boulevard, one half-block away.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Subject Property	E-SU-Dx	Single-Unit Residential	1-story frame house with front driveway	The area is served by a typical street grid and block pattern is regular. Alley access is prevalent throughout, with driveways sometimes present.
North	E-SU-Dx	Single-Unit Residential	1-story frame house with front driveway	
South	E-SU-Dx	Two-Unit Residential	1-story frame two-unit house	

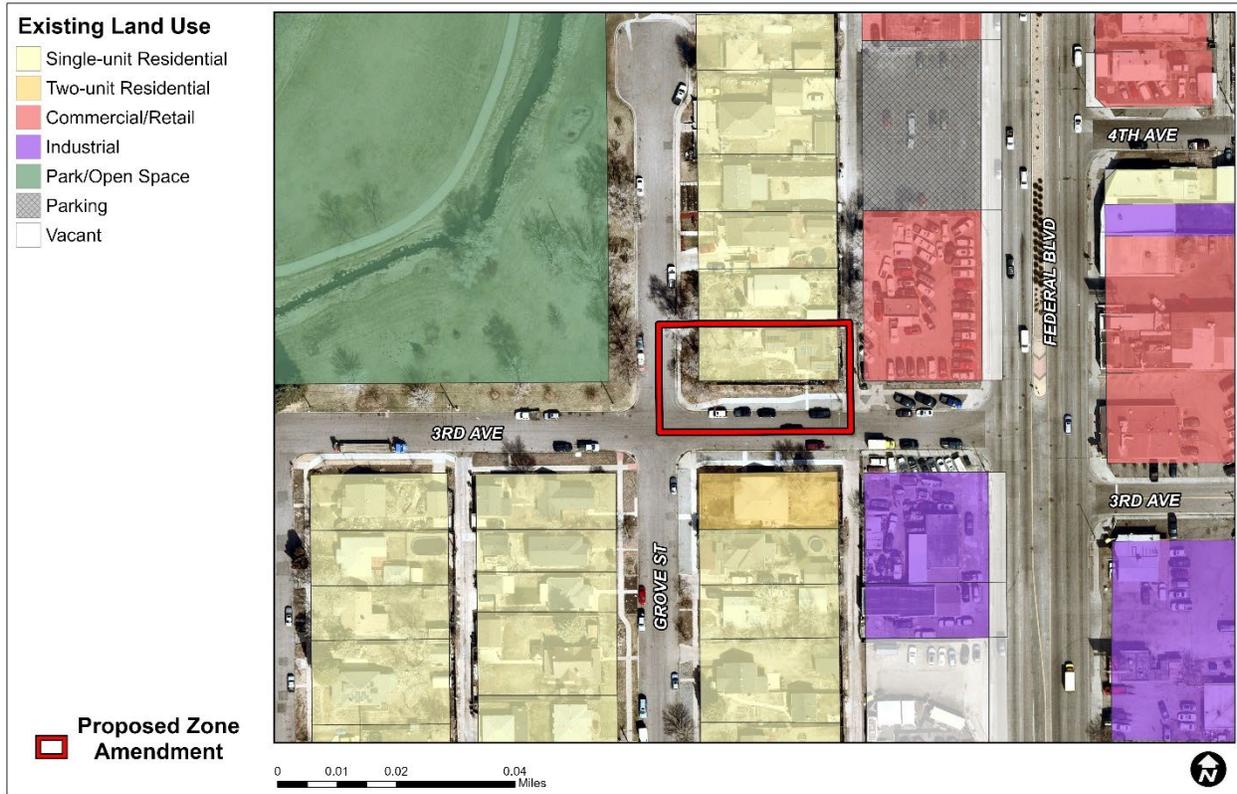
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	E-MX-3 UO-1 UO-2	Commercial/Retail	1 story brick commercial structure with parking lot	
West	OS-A	Park/Open Space	Public Park	

1. Existing Zoning



The existing zoning on the subject property is E-SU-Dx, which is a single unit district allowing urban houses, suburban houses, and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Blocks typically have a consistent pattern of 50-foot-wide lots. Allowed uses in E-SU-Dx are limited to single-unit dwellings and limited nonresidential uses found in single-unit zone districts. For additional details of the zone district, see DZC Section 4.2.2. The subject property is near OS-A and E-MX-3, which primarily allow public park uses and mixed residential and commercial uses respectively.

2. Existing Land Use Map



The subject property currently contains a single-unit residential structure. The surrounding areas to the north, south, and west are primarily single-unit and two unit residential, with the exception of the adjacent Barnum Park. Commercial, Office and Industrial uses are located along and to the east of Federal Boulevard.

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3. Existing Building Form and Scale (all images from Google Earth)

Subject Property – View of subject property, looking northeast from intersection of W 3rd Avenue and N Grove Street.



North – View of the property to the north of subject property, looking east.



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South – View of the property to the south of subject property across 3rd Avenue, looking south.



East - View of the property to the east, looking west.



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West – View of the property to the west (Barnum Park), looking west.



Affordable Housing Plan

Concurrent with the rezoning, the applicant has voluntarily proposed and signed an Affordable Housing Plan (AHP). The AHP includes a negotiated alternative to Mandatory Affordable Housing requirements for this site. The AHP requires that at least 20% of the units (anticipated to be 1 unit out of the 5 total) will be income-restricted for-sale at 110% of Area Median Income. The income restricted unit will have at least three bedrooms, and the income-restricted unit is not required to provide an off-street dedicated parking space.

Proposed Zoning

The applicant is requesting to rezone to **E-RX-3**, (Urban Edge Neighborhood Context – Residential Mixed Use – 3 stories) which allows the Town House and Shopfront primary building forms up to three stories in height (4 stories with the provision of enhanced affordable housing. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian scaled, diverse areas through the use of building forms that clearly define and activate the public realm. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods. Non-residential uses are allowed on the ground floor in the Shopfront form; uses on the second floor and above are limited to residential and lodging.

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Further details of the proposed zone district can be found in Article 4 of the Denver Zoning Code (DZC). The primary building forms allowed and design standards in the existing zone district and the proposed zone district are summarized below:

Design Standards	E-SU-Dx (Existing)	E-RX-3 (Proposed)
Primary Building Forms Allowed	Urban House	Town House, Shopfront
Height in Stories / Feet, Front 65% of Zone Lot, Urban House, (max.)	2.5 stories / 30 feet*	3 stories, 38 feet/45 feet**
Height in Stories / Feet, Rear 35% of Zone Lot, Urban House, (max.)	1 story / 19 feet	N/A
Height in Stories / Feet, Detached Accessory Dwelling Unit, (max.)	Option 1: 1 story/17 feet Option 2, 2 stories/24 feet	2 stories/24 feet
Zone Lot Size (min.)	6,000 sf	N/A
Zone Lot Width (min.)	50 feet	N/A
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	10' feet/0'
Side Street Setback (min.) *	5 feet	7.5 feet/0 feet
Side Interior Setback (min.) *	5 feet	5 feet/0 feet
Rear Setback, Alley / No Alley	12 feet / 20 feet	0 feet/0 feet
Building Coverage per Zone Lot including all accessory structures (max.), not including exceptions	37.5%	70%/N/A
Detached Accessory Building Forms Allowed	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property width of 50 feet

** Shopfront form allows height up to 4 stories and 55 feet with incentives for enhanced affordable housing

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Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response.

Asset Management: Approved - No Comment.

Denver Public Schools: Approved – No Response.

Development Services - Fire: Approve Rezoning Only - Will require additional information at Site Plan Review

Development Services – Project Coordination: Approved – No Comment.

Development Services - Transportation: Approved – No Response.

Development Services – Wastewater: Approved – No Response.

Parks and Recreation: Approved – No Response.

Public Health and Environment: Approved – No Comments.

Department of Transportation & Infrastructure – City Surveyor: Approved – No Comments.

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Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	4/29/2025
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	6/2/2025
Planning Board Public Hearing:	6/18/2025
CPD written notice of the Land Use, Transportation, and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	7/1/2025
Land Use, Transportation, and Infrastructure Committee of the City Council:	7/15/2025
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	8/4/2025
City Council Public Hearing:	8/25/2025

Registered Neighborhood Organizations (RNOs)

To date, staff has received no comment letters from Registered Neighborhood Organizations.

Other Public Comment

To date, staff has received not received any comments from members of the public.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in Denver Zoning Code Section 12.4.10.7, as follows:

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *West Area Plan (2023)*

Denver Comprehensive Plan 2040

The following goals and strategies in the *Equitable, Affordable and Inclusive* vision element are relevant to this proposed rezoning:

- Equitable, Affordable, and Inclusive Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).
 - Strategy A – Increase development of housing units close to transit and mixed-use developments.
- Equitable, Affordable and Inclusive Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs (p. 28).
 - Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families.
 - Strategy B – Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
- Equitable, Affordable and Inclusive Goal 3: Develop housing that is affordable to residents of all income levels (p.28).
 - Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
- Equitable, Affordable, and Inclusive Goal 5: Reduce the involuntary displacement of residents and businesses (p. 29)

The proposed rezoning will allow for additional housing units and building forms, thereby meeting some aspects of this vision element. The concurrent Affordable Housing Plan (AHP) will ensure that income-restricted, affordable housing is provided on-site. The AHP furthers plan guidance regarding affordability and addressing displacement.

The following goal and strategy in Strong and Authentic Neighborhoods vision element is relevant to this proposed rezoning:

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- Strong and Authentic Neighborhoods Goal 1: Create a city of complete neighborhoods (p. 34).
 - Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population.

The proposed rezoning will allow for additional housing units and building forms, thereby meeting some aspects of this vision element. The concurrent affordable housing plan will ensure that income-restricted, affordable housing is provided on-site. The AHP furthers plan guidance regarding affordability and addressing displacement.

The following goal and strategy in *Strong and Authentic Neighborhoods* vision element is relevant to this proposed rezoning:

- Strong and Authentic Neighborhoods Goal 1: Create a city of complete neighborhoods (p. 34).
 - Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population.

The proposed rezoning will allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available, consistent with this strategy.

The proposed rezoning is consistent with the following strategies in the *Environmentally Resilient* vision element:

- Environmentally Resilient Goal 8: Clean our soils, conserve land and grow responsibly.
 - Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).

In summary, the proposed rezoning, together with the concurrent Affordable Housing Plan, furthers *Comprehensive Plan 2040* policies by increasing additional housing units, allowing more building forms at an infill location where amenities are accessible, and providing on-site affordable housing.

Blueprint Denver (2019)

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a High Medium future place within the Urban Edge Context and provides guidance from the future growth strategy for the city.

The proposed rezoning is consistent with much of the land use guidance in the plan. Further, the concurrent AHP addresses plan guidance to mitigate involuntary displacement and increase affordable housing options.

Blueprint Denver Future Neighborhood Context

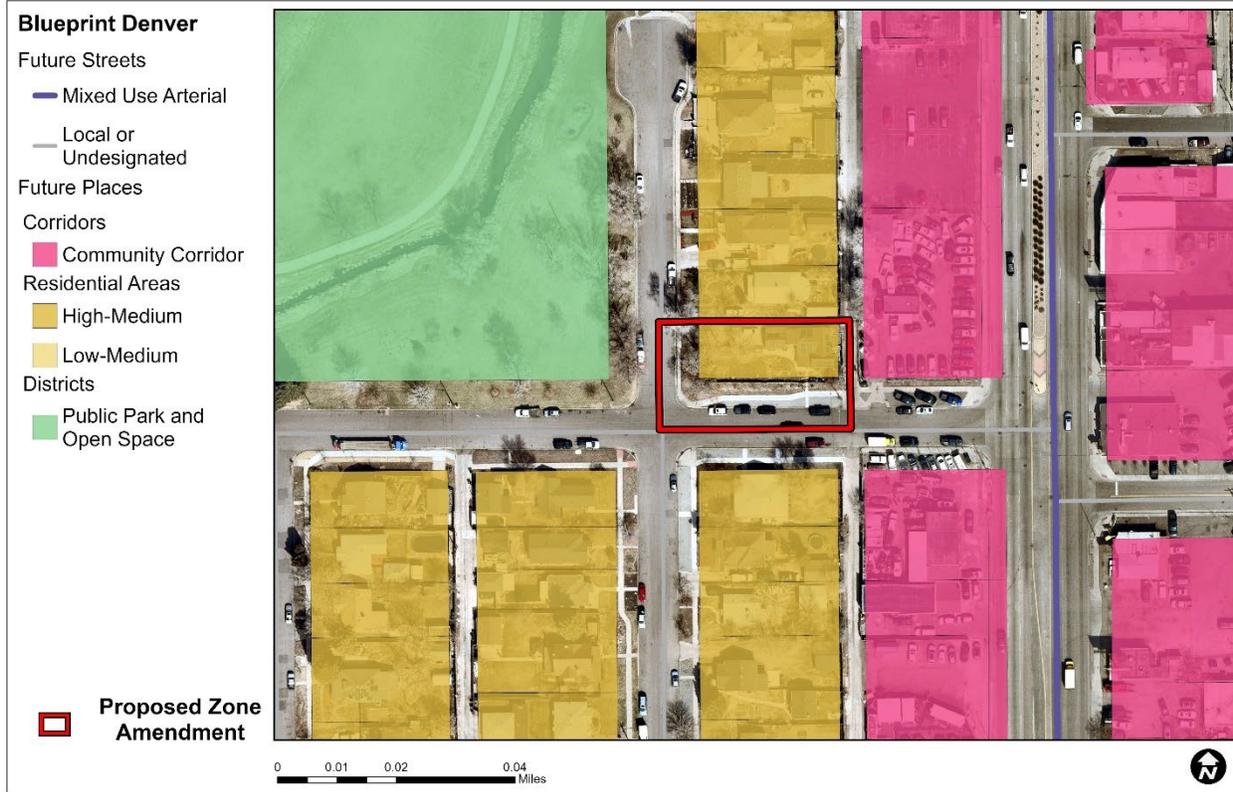


The subject property is shown on the context map as an Urban Edge Neighborhood Context, the description of which is used to guide appropriate zone districts. “Homes in this context are typically low-scale single- and two-unit residential with some small scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.” (p. 205).

E-RX-3 is a zone district within the Urban Edge Neighborhood Context and is intended “intended to promote safe, active, and pedestrian scaled, diverse areas through the use of building forms that clearly define and activate the public realm” and “intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.” (DZC Section 4.2.5.1). E-RX-3 is consistent with *Blueprint Denver’s* future neighborhood context of Urban Edge

because it will promote the residential character of the neighborhood by allowing a low-to mid-scale mix of building forms that will be compatible with the existing residential and additional commercial areas.

Blueprint Denver Future Place



Within the Urban Edge Neighborhood Context, the subject site is categorized as High-Medium Residential which is described as “a mix of mid-scale multi-unit residential options. Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local street intersections. Buildings are generally up to 5 stories in height. Building heights and scaling help provide transitions to adjacent places” (p. 217).

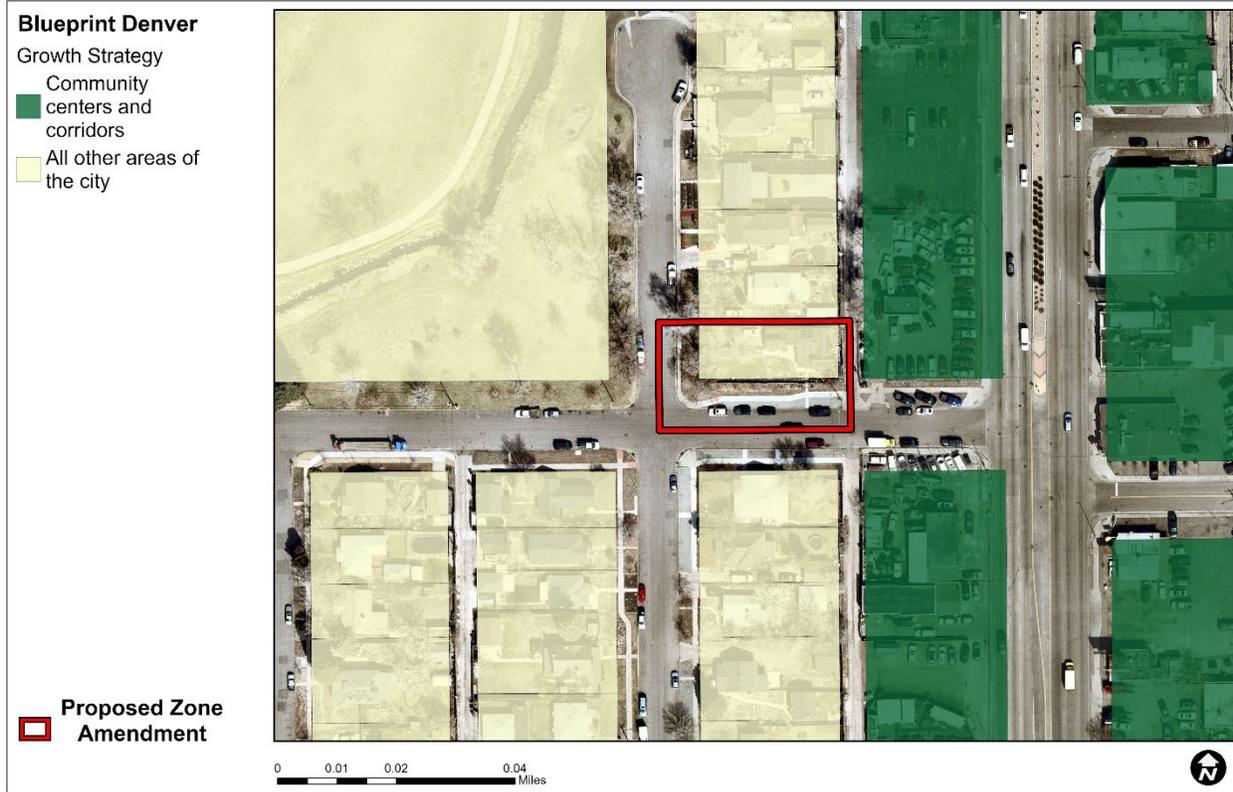
The rezoning request is consistent with *Blueprint Denver’s* identified High-Medium Residential future place as it will allow a mix of low- to mid-scale residential and commercial buildings, forms, and uses.

Blueprint Denver Street Types

Blueprint Denver classifies West 3rd Avenue and North Grove Street as local or undesignated streets. Local streets “are designed for the highest degree of property access” (p. 154) and “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 160). The subject property is within close proximity to North Federal Boulevard, which is classified as a Mixed-Use Arterial, which is described as having a “Varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback.” (p. 159). The proposed E-RX-3 district is consistent

with the Blueprint Denver Future Street Types in the surrounding area, as it allows for primarily residential uses and some commercial uses.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains “mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed E-RX-3 zone district is appropriate in this growth area as it will minimally contribute to development intensity in the neighborhood while maintaining the area’s primarily residential character. Therefore, the proposed rezoning is consistent with the *Blueprint Denver* growth strategy.

Additional Guidance

Blueprint Denver articulates both the inherent complexity and importance of addressing involuntary displacement, calling for a “variety of strategies that cut across many disciplines, plans and partners” (p. 36) to ensure that Denver’s diversity of its community is maintained. *Blueprint Denver* also calls for equity measures and mapping analysis in neighborhood plans to ensure that “neighborhood planning will need to address policies and strategies to mitigate involuntary displacement, especially since the plan may attract new investment to the area.” This is directly applicable to the *West Area Plan*, since new investment is leading to displacement concerns.

As stated earlier in this report, the applicant has signed an Affordable Housing Plan (AHP) concurrent with the rezoning. The AHP will help to mitigate displacement in this area by providing income-restricted housing on-site with new development. While rezoning alone is not consistent with adopted plans until further stabilization programs, tools and regulatory changes are in place, the rezoning together with the concurrent AHP are consistent with *Blueprint Denver*.

Equity

Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. (p. 67) However, smaller rezonings can still implement policies and strategies related to equity. This small-scale rezoning supports elements of Land Use & Built Form: Housing Policy 02, “Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82),” by improving access to the supply of diverse housing options.

Climate

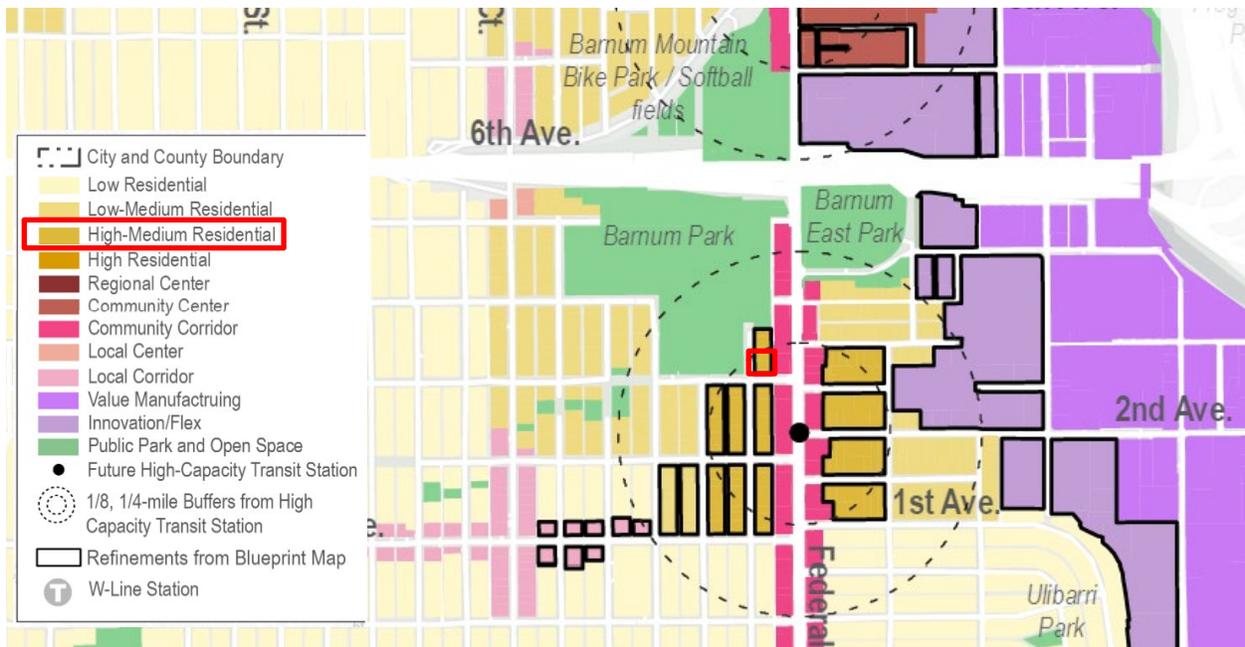
This rezoning supports the city’s goals to reduce climate impacts by enabling additional housing on a vacant lot where infrastructure already exists. Because many transportation options are available nearby, these areas are less auto-dependent, which can reduce greenhouse gas emissions from transportation. This energy efficiency will advance Denver’s goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate.

West Area Plan (2023)

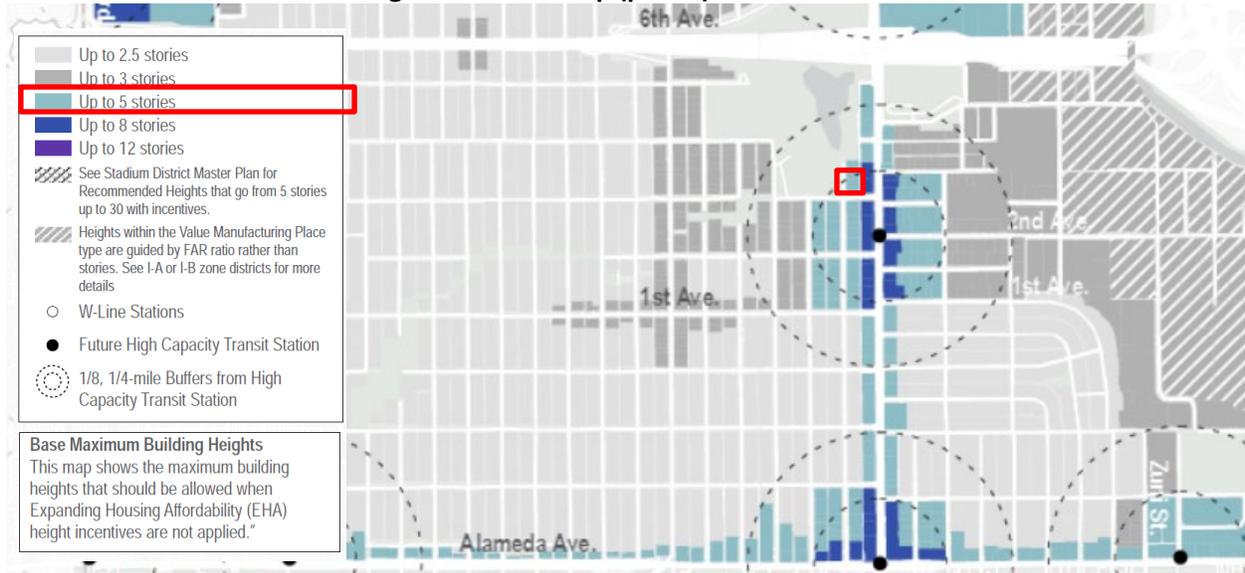
The *West Area Plan* was adopted in March 2023 as part of Community Planning and Development’s Neighborhood Planning Initiative. It updated the place, neighborhood context and growth strategy guidance in *Blueprint Denver*. In the *West Area Plan*, the subject property is within the Urban Edge Neighborhood Context and in the Future Place Map is classified as High-Medium Residential, which is described as a “combination of mid-scale multi-unit residential building forms containing a mix of neighborhood-serving uses appropriate for collector streets and intersections as well as arterial streets and intersections” (p. 166). The height map recommends heights up to 5 stories.

West Area Plan Neighborhood Context Map (p. 163)





West Area Plan Future Base Height Guidance Map (p. 175)



The proposed rezoning is consistent with the neighborhood context, place, and height guidance in the plan as it would allow for a mix of residential forms and neighborhood-serving commercial uses in buildings up to 3 stories in height in the Urban Edge neighborhood context in the Denver Zoning Code.

West Area Plan Priorities

The plan highlights a series of community priorities related to quality of life, food access and housing affordability. Community feedback during the West Area planning process highlights a strong desire for affordable housing options for residents who want to stay in their neighborhood. The plan addresses

these issues through strategies to advance equitable housing options, retain residents, and improve quality of life. The following language provides guidance on rezonings in the plan area: “Some of the zoning recommendations in this plan are intended to be implemented legislatively (i.e., initiated by the city) either through citywide processes or area-specific text amendments, instead of through applicant-driven rezonings (e.g., see Policy B-2 (P. 272) . . . Therefore, requests for one-off applicant-driven rezonings should be evaluated to determine if they are better suited as part of a legislative rezoning effort to more effectively advance the vision and recommendations of the plan.” (p. 14)

The following provides context from community outreach that speaks to a clear need to deploy strategies that counter gentrification and displacement.

- Plan – What We’ve Heard - HOUSING: “A desire for more affordable housing options.... Current housing trends are out of reach for working class families and seniors ... A desire for strategies to counter gentrification and displacement.” (p. 8)
- West Area Today - “The West Area is a vibrant and innovative community today. But the years of disinvestment, historic redlining practices and impacts of infrastructure decisions continue to create barriers between neighborhoods, affect economic conditions and isolate sections of the community today. The West Area Plan addresses the inequities and impacts of historical decisions by identifying equitable investment opportunities and future projects that help retain residents, improve quality of life, enhance mobility solutions and reflect neighborhood values and culture for years to come.” (p. 23)

The *West Area Plan* also contains specific recommendations for housing affordability, including examples of tools that can help to ensure affordability for existing residents:

- Recommendations, Policy E.1 - Preserve existing housing affordability and housing quality (p. 211)
 - A. B. Preserve naturally occurring affordable housing, particularly in areas close to transit and in areas vulnerable to displacement, through existing and new tools such as:
 1. Incentive programs for owners and landlords that provide financing for rehabilitation of small multi-unit properties and homes in exchange for affordability commitments.
 2. Partnering with existing cooperatives and other community-based organizations to assist tenants with acquiring and transforming housing into cooperative housing.
 3. Partnerships between the city, land trusts, non-profit organizations, and residents to develop new financial and/or regulatory tools.
- Recommendations, Policy E.2 – Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development.
 - A. Ensure the value of increased development potential is shared within communities through the provision of on-site affordable housing, a diversity of housing types and elements that promote complete neighborhoods.

Implementing the full intent of the plan requires strategies and programs, such as those referenced above in Policy E.1, to ensure that investment and redevelopment in the area is paired with tools to stabilize existing residents. The applicant has signed a concurrent Affordable Housing Plan (AHP) that commits to income-restricted housing on the subject property. The AHP puts a tool in place that

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addresses the plan guidance to mitigate displacement and ensure affordability with new development. The rezoning, with the concurrent AHP, is consistent with this *West Area Plan* guidance.

2. Public Interest

The proposed official map amendment with the concurrent affordable housing plan furthers the public interest, through implementation of the city's adopted land use plan and facilitating affordable housing options.

3. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The proposed E-RX-3 zone district within the Urban Edge Neighborhood Context. The neighborhood context generally consists of a "primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas...Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets...The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid...Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback...The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets. There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system. (DZC 4.1-4.5)

According to DZC Section 4.2.5.1, General Purpose, the intent of the residential mixed use zone districts is to "promote safe, active, and pedestrian scaled, diverse areas through the use of building forms that clearly define and activate the public realm."

The specific intent of the E-RX-3 zone district "applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired." (DZC Section 4.2.5.2.A). Therefore, the proposed rezoning of E-RX-3 meets the criteria of the Denver Zoning Code context description, purpose, and intent statements.

Attachments

1. Application

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	3025 W 3RD LLC	Representative Name	Jesse Donovan
Address	I N Broadway Ste 225A	Address	I N Broadway Ste 225A
City, State, Zip	Denver, CO 80203	City, State, Zip	Denver, CO 80203
Telephone	720-504-8629	Telephone	720-504-8629
Email	jesse@brightlightereng.com	Email	jesse@brightlightereng.com
<p>*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.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p> <p>***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.</p>	
SUBJECT PROPERTY INFORMATION			
Location (address):	3025 W. 3rd Ave. Denver, CO 80204		
Assessor's Parcel Numbers:	05083-17-007-000		
Area in Acres or Square Feet:	6,250 SF		
Current Zone District(s):	E-SU-DX		
PROPOSAL			
Proposed Zone District:	E-RX-3		
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 page 3)		
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	<input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3 RNO 9/10/24 (phone) and 2/11/25 (in person). Councilperson Torres 10/17/25 (virtual).		

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.</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 section.</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's</i> 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, 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>West Area Plan _____</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> 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.</p> <p>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.</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 the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input checked="" type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</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>

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.
- 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)
- 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.

We are attaching the un-signed affordable housing negotiated agreement. We will submit a signed copy prior to Planning Board. We have not submitted for Concept or met with planning staff, as we are not yet ready to design the townhomes.

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) <small>(please type or print legibly)</small>	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%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
3025 W 3RD LLC	3025 W. 3rd Ave. Denver, CO 80204 720-504-8629 jesse@brightlightereng.com	100%	 Jesse Donovan <small>Digitally signed by Jesse Donovan DN: cn=Jesse Donovan, o=Brightlighter Engineering LLC, c=Colorado, email=jesse@brightlightereng.com, Date: 2025.04.08 19:33:12-0600'</small>	4/8/2025	B and D (WD and Quitclaim)	YES NO
						YES NO
						YES NO
						YES NO

THIS DEED, Made this 12th day of July 2024, between

Calvin A. Goetz

of the County of Denver and State of Colorado ("grantor"), and

Jesse Donovan

whose legal address is _____, of

the County of Denver and State of Colorado ("grantee").

WITNESS, that grantor, for and in consideration of the sum of Four Hundred Fifty-Five Thousand And 00/100 Dollars (\$455,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells, and conveys, to grantee, grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in Denver County, State of Colorado, described as follows:

LOTS 19 TO 20, INCLUSIVE, BLOCK 91, P.T. BARNUM'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known by street and number as: 3025 W 3rd Ave, Denver, CO 80219.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto grantee and grantee's heirs and assigns forever. Grantor, for grantor's heirs and assigns, does covenant and agree that grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of grantee and the heirs and assigns of grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under grantor, subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Calvin A. Goetz

Calvin A. Goetz

STATE OF Texas

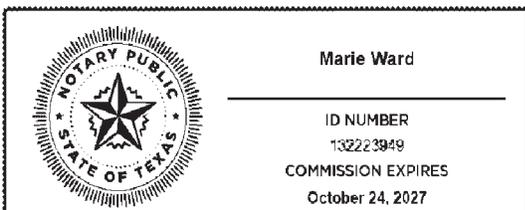
COUNTY OF Brazoria

The foregoing instrument was subscribed and sworn to before me on this 5th day of July, 2024 by Calvin A. Goetz.

Marie Ward

Notary Public

My Commission Expires: 10/24/2027



Notary Stamp Reads:
Marie Ward
ID Number
132223949
Commission Expires
October 24, 2027

File Number CO-74045

QUITCLAIM DEED

THIS QUITCLAIM DEED, dated SEPTEMBER 12, 2024, is made between

JESSE DONOVAN ("Grantor"), of the County of DENVER and State of COLORADO;

AND

3025 W 3RD LLC ("Grantee"), of the County of DENVER and State of COLORADO;
whose legal address is 1 N. BROADWAY, STE A225, DENVER, CO 80203.

WITNESS, that Grantor, for and in consideration of TEN DOLLARS AND 00/100 (U.S. \$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, unto Grantee, 3025 W 3RD LLC **, and the heirs and assigns of Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of DENVER and State of COLORADO, described as follows:

LOTS 19 AND 20, BLOCK 91, P.T. BARNUM'S SUBDIVISION,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN AS: 3025 WEST 3RD AVENUE, DENVER, COLORADO 80204

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, and the heirs and assigns of Grantee forever.

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

[Signature]

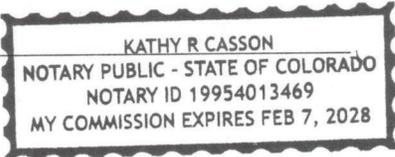
Jesse Donovan, Member
3025 W 3RD LLC

STATE OF COLO
COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT was acknowledged before me on 9/12/2024 by Jesse Donovan.

My Commission Expires:

[Signature]
Notary Public





09/12/2024 02:37 PM
City & County of Denver

R \$13.00

MIS

2024085176

Page: 1 of 1
D \$0.00

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: 3025 W 3RD LLC.
2. The type of entity is a: Limited Liability Company.
3. The entity is formed under the laws of: Colorado.
4. The mailing address for the entity is: 1 N. Broadway, Ste A225. Denver, CO 80203
5. The name and position of each person authorized to execute licenses, and/or instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Jesse Donovan, Member
6. The authority of the foregoing person(s) to bind the entity is not limited.
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 12th day of September, 2024.

By: Jesse Donovan, Member

STATE OF COLORADO

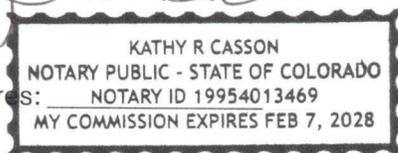
County of Denver

The foregoing instrument was acknowledged before me this 12th day of September, 2024 by Jesse Donovan as Member of 3025 W 3RD LLC.

Witness my hand and official seal.

Notary Public

My Commission Expires



April 8th, 2025

RE: 3025 W. 3rd Avenue Rezone Application – Owner Authorization Letter

3025 W 3RD LLC, the owner of 3025 W. 3rd Avenue in Denver, gives authorization to Jesse Donovan to submit for the formal rezone application of 3025 W. 3rd Avenue.

3025 W 3RD LLC – Owner

A handwritten signature in blue ink, appearing to read "Jesse Donovan". The signature is stylized with a large loop at the top and a long horizontal stroke at the bottom.

Jesse Donovan - Member

April 3rd, 2025

Rezoning Application Narrative for 3025 W. 3rd Ave

To Whom it May Concern:

My name is Jesse Donovan and I am a member of 3025 W 3RD LLC, the owner of real property at 3025 W. 3rd Avenue in Denver, Colorado. The property is located at the NE corner of West 3rd Avenue and Grove Street in the Barnum neighborhood. The property was purchased on July 12th, 2024. The current zoning of the property is E-SU-DX which allows for a single-family home.

The intent of this application is to rezone the property to E-RX-3, a residential mixed-use district, to allow development of a townhome product. As the property owner, we have no intent to build any form of commercial product, and the requested zone district allows an all-residential use. Rather, we chose E-RX-3 in order to build a townhouse building form. This building form allows for units to be oriented to both the primary street and side street, providing street activation for both frontages and a more functional unit layout than a rowhome building form. In addition, this zone district allows us to build a two-story product which is more compatible with the neighborhood, and still have a feasible project. This lot is an excellent candidate for construction of an attainable housing product, commonly known as “missing-middle” housing. Specifically, two-story townhomes with detached garages that meet a price-point for first-time home buyers, while still having space and bedrooms to accommodate families. The surrounding neighborhood, proximity to downtown, and adjacency to high-capacity transit all complement a denser zone district. We plan to enter into a negotiated housing agreement with HOST to provide an on-site deed-restricted affordable unit. This agreement will be executed prior to attending Planning Board.

We have been in communication with the community by attending multiple Community Coalition of Barnum RNO meetings.

We appreciate your consideration of this rezone case.

A handwritten signature in blue ink, appearing to read 'Jesse Donovan', is written over a light blue grid background.

Jesse Donovan, Member 3025 W 3RD LLC

General Review Criteria: DZC Sec. 12.4.10.7. A – Consistency with Adopted Plans

Denver Comprehensive Plan 2040

- **Denver Comprehensive Plan 2040 – Equitable, Affordable, and Inclusive – Goal 1 – Strategy A:** “Increase development of housing units close to transit and mixed-used developments.”

Applicant: This property is located within ¼ of a mile of a future high-capacity bus rapid transit stop along the Federal corridor per Denver Moves and the West Area Plan.

- **Denver Comprehensive Plan 2040 – Equitable, Affordable, and Inclusive – Goal 2 – Strategy A and D:** “Creates a greater mix of housing options in the neighborhood for individuals and families.” “Increase development of senior-friendly and family-friendly housing including units with multiple bedrooms in multi-family development.”

Applicant: The intent of this rezone is to develop a three-bedroom townhome product with detached garages and small back yards. This product is intended to serve small families and first-time home buyers looking to move out of an apartment but who cannot afford a single-family home in the surrounding downtown neighborhoods.

- **Denver Comprehensive Plan 2040 – Strong and Authentic Neighborhoods – Goal 1 – Strategy B:** “Ensure neighborhoods offer a mix of housing types and services for a diverse population”.

Applicant: This rezone directly relates to this strategy for a diverse housing type in a neighborhood with predominately single-family homes.

- **Denver Comprehensive Plan 2040 – Environmentally Resilient – Goal 8 – Strategy A:** “Promote infill development where infrastructure and services are already in place.”

Applicant: The adjacency to high-capacity transit and proximity to services along the Federal corridor align this rezone with this strategy.

Blueprint Denver

Applicant: The proposed rezone aligns with *Blueprint Denver: A Land Use and Transportation Plan (2019)* in which they cite future growth strategies. As stated, Blueprint defines a “strategic and intentional approach to direct most of our growth to key centers and corridors helps to achieve Citywide equity goals to benefit all residents.” Within this context the proposed rezone of the property aligns with a few key points discussed in this plan, including:

- Urban Edge Context
 - “Contains elements of suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas.”
 - “Walkable and bikeable with access to transit...”
- Future Place Type Map

- This site falls within a high-medium designation, which is described as follows: “Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses. Some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in key locations. Buildings include rowhouses and smaller multi-unit buildings.”
- Growth Area Strategy Map
 - The site falls within the “all other areas of the City” area, however it’s in very close proximity to the Federal corridor defined as “community centers and corridors” per the Growth Map.
- Future Street Type Map
 - W 3rd Ave and Grove St are defined as local roads within the Future Street Type Map. The majority of traffic enters from W 3rd Ave (Local) via Federal Blvd (Arterial).

West Area Plan

Applicant: Per the West Area Plan Future Places Map, the property is designated high-medium residential, which is an increase from the previous low-medium designation in Blueprint Denver. The revision to density for the site is most accurately described as “refinements around future high-capacity transit stations.” Higher-intensity places have been designated to support high-capacity transit stations and services that are envisioned throughout the West Area.

Per the West Area Plan “What We Heard” section:

- A desire for more affordable housing options.

Applicant: We are proposing townhomes with a price point which is half of what could be built on this lot under the current zoning.

- Support more types of housing (triplex, garden court, rowhome, townhome, condominiums).

Applicant: We are proposing townhomes for the site.

- Current housing trends are out of reach for working class families and seniors.

Applicant: The lot is currently zoned for a single-family home. A development like this would sell for approximately \$900k in today’s market. We are proposing townhomes which would be in the range of \$500K-\$620K. This is significantly more attainable for a working-class family and seniors. In addition, we are including one on-site income restricted unit which, as a 3 bedroom unit, would sell in the \$475K range (adjusted each year).

Per the Planning for Equity Goals: Access to Opportunity, Vulnerability to Displacement, and Housing and Jobs Diversity as further defined by Blueprint Denver Key Equity Concepts 2024 <https://storymaps.arcgis.com/stories/5afc1c9d880e4ad2a599e82c639039d8> :

- Access to Opportunity
 - Access to frequent/high-capacity transit
 - Access to commercial centers and corridors
 - 5 scores from DDPHE

Applicant: Our small project doesn't have the ability to significantly change access to opportunity through addition of new commercial centers or new transit centers, but it does have the ability to increase the number of homes with direct access to transit and commercial centers. Our site is within half a block of Federal, which is designated as a high-capacity transit corridor. In addition, a future BRT station will be installed on Federal within 1/4 of a mile of our site. Allowing 5 units rather than a single unit increases density around the BRT station and therefore increases access to this transit corridor and all of the opportunities that come with transit access.

- Vulnerability to Displacement
 - Median household income
 - Percentage of renters
 - Percentage of population with less than a Bachelor's degree

Applicant: Our project is intended to be for-sale units, and will be designed as such. Comparing this project under a rezone to the allowable uses under the current zoning, we will see 5 for-sale units as compared to a single unit, thus increasing the percentage of homeowners vs. renters. In addition, the income-restricted unit will help house people that may otherwise be vulnerable to displacement.

- Housing Diversity
 - Percent of middle-density housing (2-19 units)
 - Home size diversity
 - Ownership vs. rental
 - Housing costs
 - Number of affordable units

Applicant: We will be adding middle-density housing, increasing the home size diversity, increasing the ownership percentage, providing on-site affordability, and putting units on the market at a lower cost than comparable single-family offerings.

- Jobs Diversity

Applicant: This isn't a category where our small project is able to move the needle, but attainable and affordable housing near transit corridors increases the ability for people to access a more diverse array of jobs in other areas of the City.

General Review Criteria: DZC Sec. 12.4.10.7. B – Public Interest

Applicant: The subject property's accessibility to high-capacity transit corridors and its corner location makes it an ideal fit for a rezone to E-RX-3. The townhome building form proposed on this lot will diversify housing options and generate density to support transit and local businesses. Home prices have been a significant challenge for all prospective homebuyers, but especially hard-hit are the buyers looking for entry-level homes that are large enough to support future needs. Providing an affordable unit will significantly benefit the surrounding community. The alternative on this lot is to build a single-family home which would be unattainable to working-class families and seniors, and would remove a property from future density increases for the lifespan of the home.

General Review Criteria: DZC Sec. 12.4.10.7. C – Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The proposed rezone to E-RX-3 is aligned with the urban edge neighborhood context, general purpose statement, and the specific intent statement found in the Denver Zoning Code.

- Neighborhood Context: The Urban Edge context is intended to have “small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas.”

Applicant: This is what we are proposing with our project.

- General Purpose: The E-RX-3 district is intended provide diverse areas through the use of building forms that clearly define and activate the public realm”. They are “primarily intended to accommodate residential uses.”

Applicant: The townhome building form has a transparency requirement which will activate the public realm, and it will be a residential use.

- Specific Intent: The E-RX-3 district “applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.”

Applicant: We are served by local and arterial streets, and will likely have a height of 2 stories.

The Mandatory Affordable Housing Ordinance ("Ordinance") codified at Article X, Chapter 27 of the Denver Revised Municipal Code ("DRMC") and further incentives provided in the Denver Zoning Code ("DZC") and the accompanying rules and regulations, the Department of Housing Stability ("HOST") and Department of Community Planning and Development ("CPD"), oversee the approval of the Affordable Housing Plan ("Plan"). Applicants electing to provide affordable housing units on-site agree to comply with the requirements of the Ordinance, DZC, and accompanying rules and regulations. The Applicant has committed to comply with the Ordinance on the Subject Property as described in this Plan.

I. CONTACT INFORMATION FOR APPLICANT

Name: Jesse Donovan

Phone Number: 720.504.8629

Email: jesse@brightlightereng.com

Applicant Business Address:

1 N. Broadway, Ste. A225

Applicant Business Name (if applicable):

3025 W 3RD LLC

II. CONTACT INFORMATION FOR OWNER(S)

Name(s): 3025 W 3RD LLC

Phone Number(s): 720.504.8629

Email(s): jesse@brightlightereng.com

Owner(s) Address: 1 N. Broadway, Ste. A225

III. PROJECT INFORMATION
Legal description to be provided as a Microsoft Word attachment and attached as Exhibit A

Project Name: 3025 W. 3rd Ave.

Project Record Number(s) and Type:

n/a

Project Address: 3025 W. 3rd Ave.

Indicate record number type (e.g., Project Master, Concept, Zoning)
City staff to fill out market area information
Applicable Market Area
 Typical Market Area High Market Area

Date of Market Area Determination:

IV. PROJECT DETAILS
Development Type Description: 1 building with 5 fee-simple townhome units and a detached 4-car garage

Is the project any of the following: ownership condos, townhomes, single/two-unit developments, or phased development?

- No Yes - Please attach an additional document as Exhibit C [or D], such as a site plan, identifying the specific units that will be income restricted as required by this Plan as well as the specific addresses for these units if known. Additionally, for phased developments, provide the timing of the provision of the Income Restricted Units (IRUs).

Project Residential Dwelling Unit Development Summary

5 _____ Total Number of Dwelling Units in Project

_____ Total Rental Dwelling Units	5 _____ Total Ownership Dwelling Units
_____ Studio rental	_____ Studio ownership
_____ 1-bedroom rental	_____ 1-bedroom ownership
_____ 2-bedroom rental	_____ 2-bedroom ownership
_____ 3-bedroom rental	4 _____ 3-bedroom ownership
_____ 4-bedroom rental	1 _____ 4-bedroom ownership
_____ Other (specify: _____)	_____ Other (specify: _____)

V. COMPLIANCE OPTIONS

Per DRMC Section 27-223, Applicant shall satisfy the requirements of the Ordinance by:

Applicant to select one compliance option and complete the corresponding field below

- A. Providing Income Restricted Units (IRUs) On-Site (DRMC § 27-224)
- B. Fee-In-Lieu (DRMC § 27-225)
- C. Negotiated alternative (DRMC § 27-226)

For High Impact Developments, Applicant to coordinate with HOST for High Impact Development Compliance Plan.

A. PROVIDING IRUS ON-SITE PER DRMC § 27-224

Applicant to select one compliance option for appropriate market area

High Market Area Build On-site Options

- High Market Area Baseline – Option 1 (H-1B)
10% of dwelling units at 60% AMI rental or 80% AMI ownership
- High Market Area Baseline – Option 2 (H-2B)
15% of dwelling units averaging 70% AMI rental or 90% AMI ownership
- High Market Area Enhanced – Option 1 (H-1E)
12% of dwelling units at 60% AMI rental or 80% AMI ownership
- High Market Area Enhanced – Option 2 (H-2E)
18% of dwelling units averaging 70% AMI rental or 90% AMI ownership

Typical Market Area Build On-site Options

- Typical Market Area Baseline – Option 1 (T-1B)
8% of dwelling units at 60% AMI rental or 80% AMI ownership
- Typical Market Area Baseline – Option 2 (T-2B)
12% of dwelling units averaging 70% AMI rental or 90% AMI ownership
- Typical Market Area Enhanced – Option 1 (T-1E)
10% of dwelling units at 60% AMI rental or 80% AMI ownership
- Typical Market Area Enhanced – Option 2 (T-2E)
15% of dwelling units averaging 70% AMI rental or 90% AMI ownership

B. FEE-IN-LIEU PER DRMC § 27-225

Applicant to select the percent of IRUs to be used for the fee calculation based on market area. No incentives are available if fee-in-lieu compliance option is selected. Fee-in-lieu shall be paid prior to issuance of building permit.

- 10% of total dwelling units in a High Market Area – Rental Development
- 10% of total dwelling units in a High Market Area – Ownership Development
- 8% of total dwelling units in a Typical Market Area – Townhouses
- 8% of total dwelling units in a Typical Market Area – Ownership development, dwelling units other than townhouses
- 8% of total dwelling units in a Typical Market Area – Rental development up to 7 stories
- 8% of total dwelling units in a Typical Market Area – Rental development of 8 or more stories

___ Based on the percentage selected above, number of units for fee-in-lieu multiplier

Is the subject property in an **Area Vulnerable to Displacement** as defined in DRMC Section 27-220(b) and found online?

- Yes No

C. NEGOTIATED ALTERNATIVE PER DRMC § 27-226

Applicant to provide a summary of negotiated alternative for HOST evaluation.

At least 20% of the units (1 unit out of the 5 total) will be income-restricted for-sale at 110% AMI. The income restricted unit will have at least three bedrooms. The income-restricted unit is not required to provide an off-street dedicated parking space.

VI. REQUIRED INCOME RESTRICTED UNITS (ONLY APPLICABLE FOR COMPLIANCE OPTIONS A AND C)

Per compliance option selected above in alignment with DRMC § 27-223 or DRMC § 27-226

20 ___ **Percent** of total units to be income restricted

1 ___ **Number** of units to be income restricted

110 ___ Maximum AMI for all income restricted units or an effective average of ___ AMI

Unit Mix of Income Restricted Units

___ Studio

___ 1-bedroom

___ 2-bedroom

___ 3-bedroom

___ 4-bedroom

1 ___ Other (specify: 3 or 4 bedroom unit ___)

VII. ELIGIBLE INCENTIVES

For city staff to fill out based on compliance option selected.

Baseline Incentives per DRMC § 27-224(b)

- Commercial or residential construction permit fee reduction
- Reduced minimum vehicle parking per Article 10 of the Denver Zoning Code
- Commercial, sales, service and repair use street-level exemption to the linkage fee

Enhanced Incentives per DRMC § 27-224(c)

- Height or floor area increase per Article 10 of the Denver Zoning Code
- Vehicle parking exemption per Article 10 of the Denver Zoning Code

Note: Zoning incentives include additional standards that may limit applicability and therefore will be reviewed by CPD staff for zoning compliance and full eligibility.

VIII. MINIMUM STANDARDS FOR IRUS

All IRUs shall meet the minimum standards per DRMC § 27-224(f) and associated rules and regulations and summarized below:

- A. IRUs shall be maintained as affordable for a minimum term of 99-years per DRMC §27-224(f)(1).
- B. The IRUs must be functionally equivalent in construction and appearance to the other dwelling units per DRMC §27-224(f)(2)(ii).
- C. The unit mix of IRUs must align with the proportionate mix of the market rate units per DRMC §27-224 (f)(2)(iii).
- D. IRUs shall be offered for sale or rent in accordance with the AMI limits per the DRMC and the rules and regulations.
- E. During initial leasing or continued leasing of IRUs, and during the initial offering or resale of IRUs, Applicants must make a good faith effort to market to eligible households. Applicants should refer to HOST's Equitable Fair Marketing Policies and Procedures in accordance with the requirements of the rules and regulations.
- F. Housing projects located in an area vulnerable to displacement or containing a minimum of one hundred (100) dwelling units may also be subject to the prioritization program described in Article XII, Chapter 27 of the DRMC.

IX. COVENANTS

Rental projects: As a condition of the issuance of the first certificate of occupancy on the Subject Property for any building that contains IRUs, Applicant will record a Covenant in substantially similar form to that attached to this Plan as **Exhibit B**; AND/OR

For sale projects: Applicant agrees that prior to the recordation of a [condominium declaration (for multifamily developments) OR final subdivision plat] for any building on the Subject Property that contains IRUs, Applicant will record a Covenant in substantially similar form to that attached to this Plan as **Exhibit B [or C]**.

Note: The requirement to record a Rental Covenant will not apply to any structure providing for-rent IRUs meeting the requirements of the Plan that is financed by any combination of tax-exempt private activity bonds, or tax credits to incentivize the development of affordable housing, and that is restricted by law, contract, deed, covenant, or any other legally enforceable instrument.

X. ELECTRONIC SIGNATURE

Applicant consents to the use of electronic signatures by the City. The Plan may be signed electronically by the City in the manner specified by the City. Applicant agrees not to deny the legal effect or enforceability of the Plan solely because it is in electronic form or because an electronic record was used in its formation. Applicant agrees not to object to the admissibility of the Plan in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

NOTE: Do not execute with a signature until city staff has reviewed and initially approved.

XI. APPLICANT APPROVAL

I, the undersigned, being the Applicant, or a duly authorized agent of the Applicant, hereby certify that the information provided above, to my actual knowledge, is true and correct. I agree to construct or cause the construction of the Income Restricted Units in compliance with the plans, requirements, terms and conditions set forth in this Plan, Ordinance, and accompanying rules and regulations. I acknowledge I will be unable to receive a Site Development Plan (or relevant) approval until the Affordable Housing Plan is approved.

Print Name

Signature

Date

XII. OWNER APPROVAL

I, the undersigned, being the Owner, hereby certify that the information provided above, to my actual knowledge, is true and correct. I agree to construct or cause the construction of the Income Restricted Units in compliance with the plans, requirements, terms and conditions set forth in this Plan, Ordinance, and accompanying rules and regulations. I acknowledge I will be unable to receive a Site Development Plan (or relevant) approval until the Affordable Housing Plan is approved.

If there is more than one owner, please provide a supplemental signature page as an exhibit to this Plan.

Print Name

Signature

Date

XIII. HOST APPROVAL

Department of Housing Stability – Print Name

Signature

Date

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
FORM COVENANT

EXHIBIT C
SITE PLAN (IF APPLICABLE)

April 25th, 2025

Rezoning Application Outreach Narrative for 3025 W. 3rd Ave

To Whom it May Concern:

A summary of the community outreach for this rezone case is listed below:

RNO Outreach:

We have been in communication with the Community Coalition of Barnum for this rezone case. I called in to the meeting on 9/10/2024 to discuss the project, and then attended in person on 2/11/2025. We discussed the project and there were no big concerns. We plan to go back to the RNO once we have initial renderings and design for the project completed. We are committed to keeping the RNO informed on our progress and fielding comments and feedback from them.

Councilperson Torres:

We met with Councilperson Torres on 10/17/2024 on a virtual meeting where we discussed displacement and gentrification as well as the newly issued West Area Plan Implementation memo. Ms. Torres had concerns about displacement, but these seem to have been resolved now that we are including an IRU as part of the project.

Direct Neighbors (within 200' of the property):

We dropped off the attached flyer at the following 13 properties on 4/25/2025.

- 312 Grove, 318 Grove, 330 Grove, 338 Grove, 297 Grove, 270 Grove, 260 Grove, 263 Grove, 269 Grove, 3030 W. 3rd Ave., 3040 W. 3rd Ave., 275 Federal Blvd., and 303 Federal Blvd.

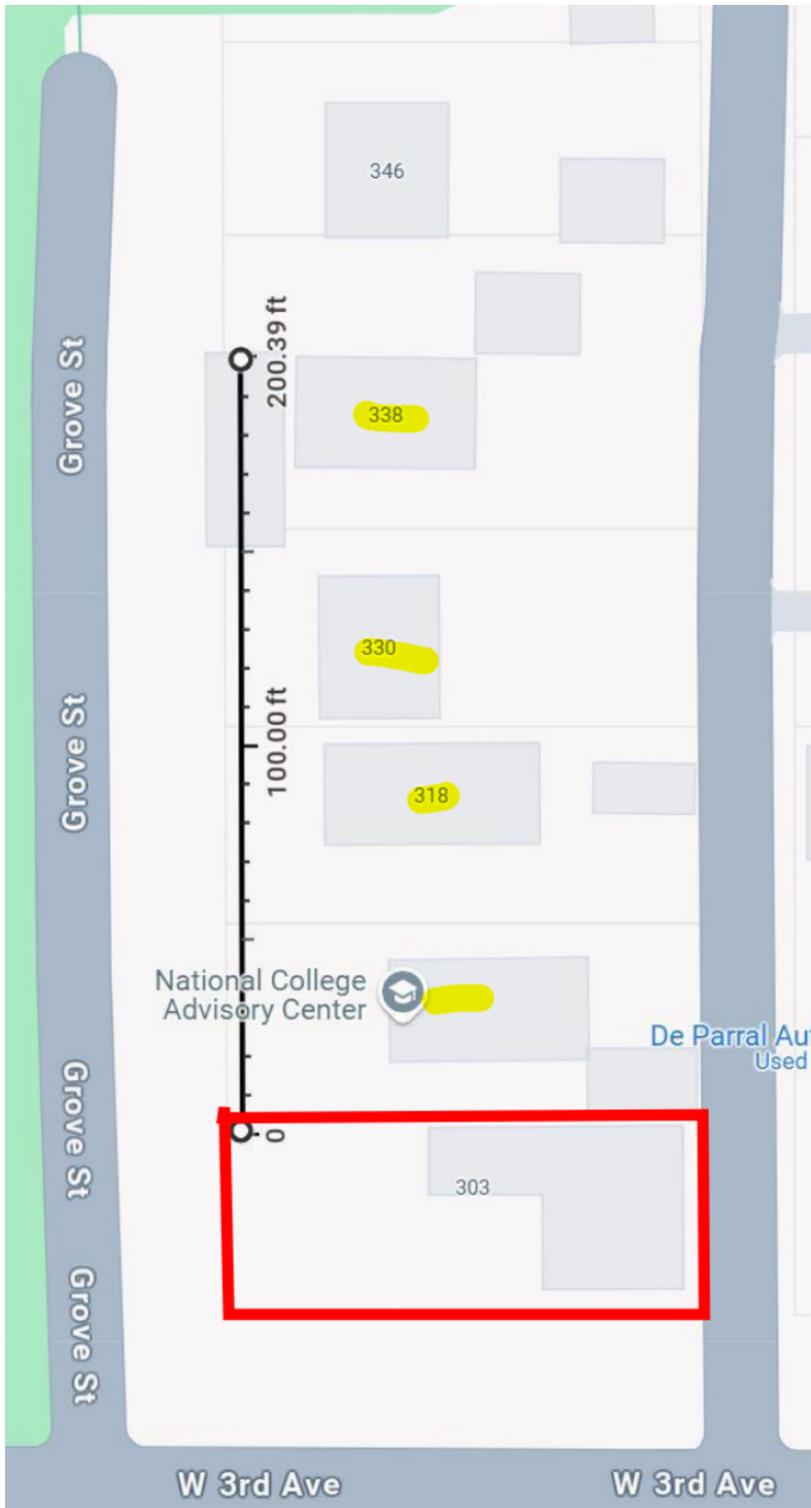
See the following pages for maps showing distances to the noticed properties. We will provide a summary of any comments received for inclusion in the Staff report for Planning Board.

Respectfully,

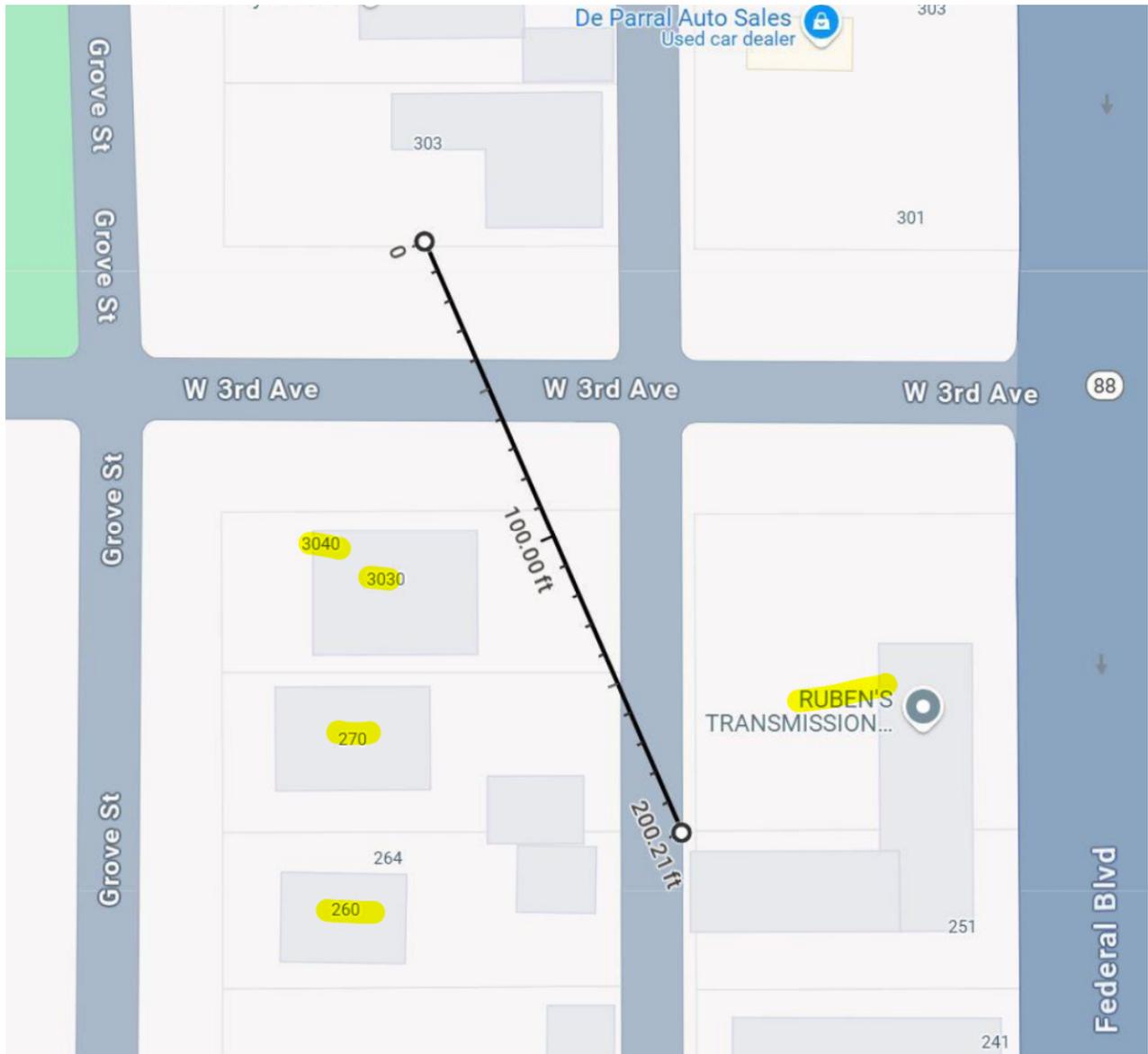


Jesse Donovan, Member 3025 W 3RD LLC

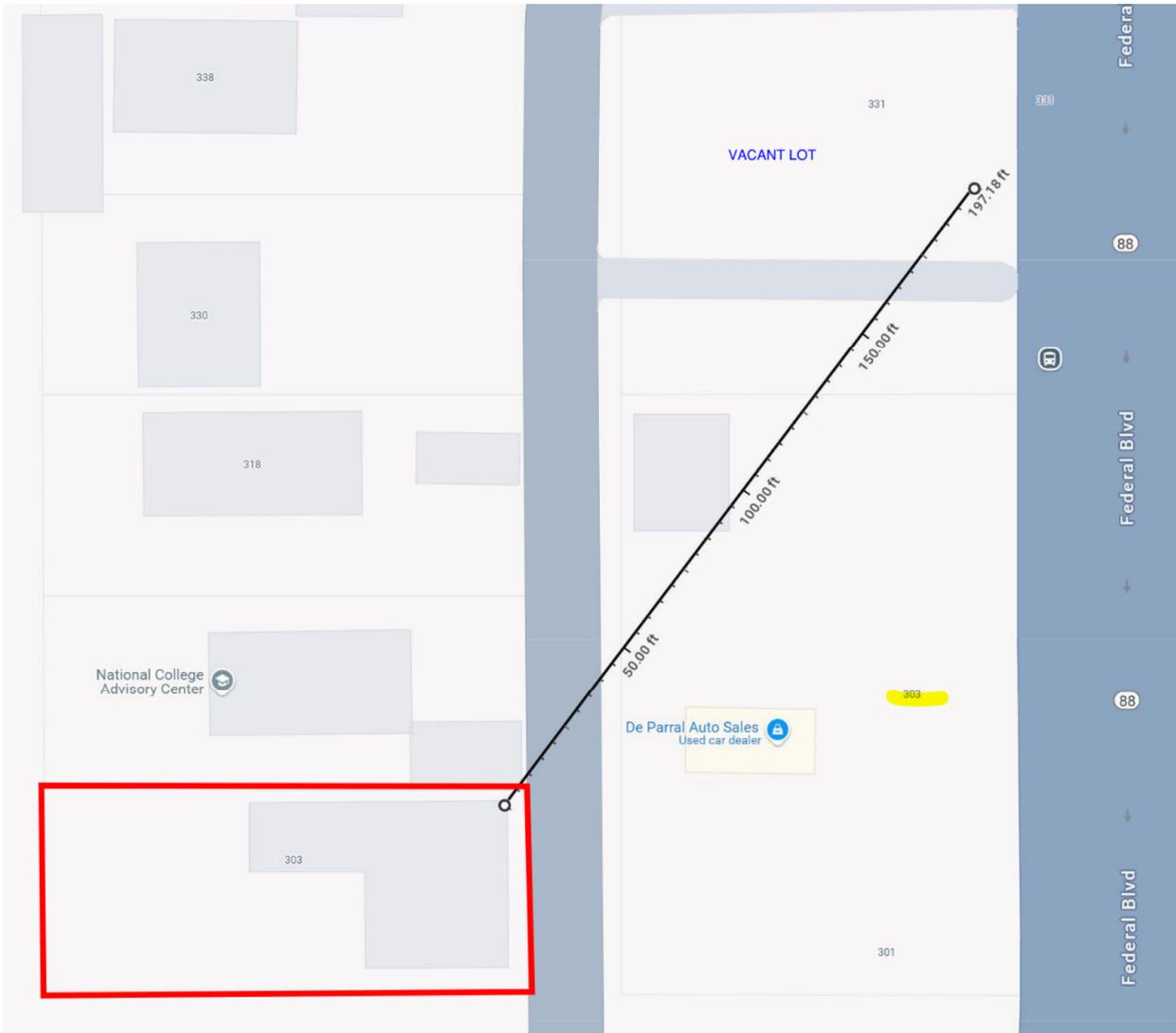
Noticed Properties (North)



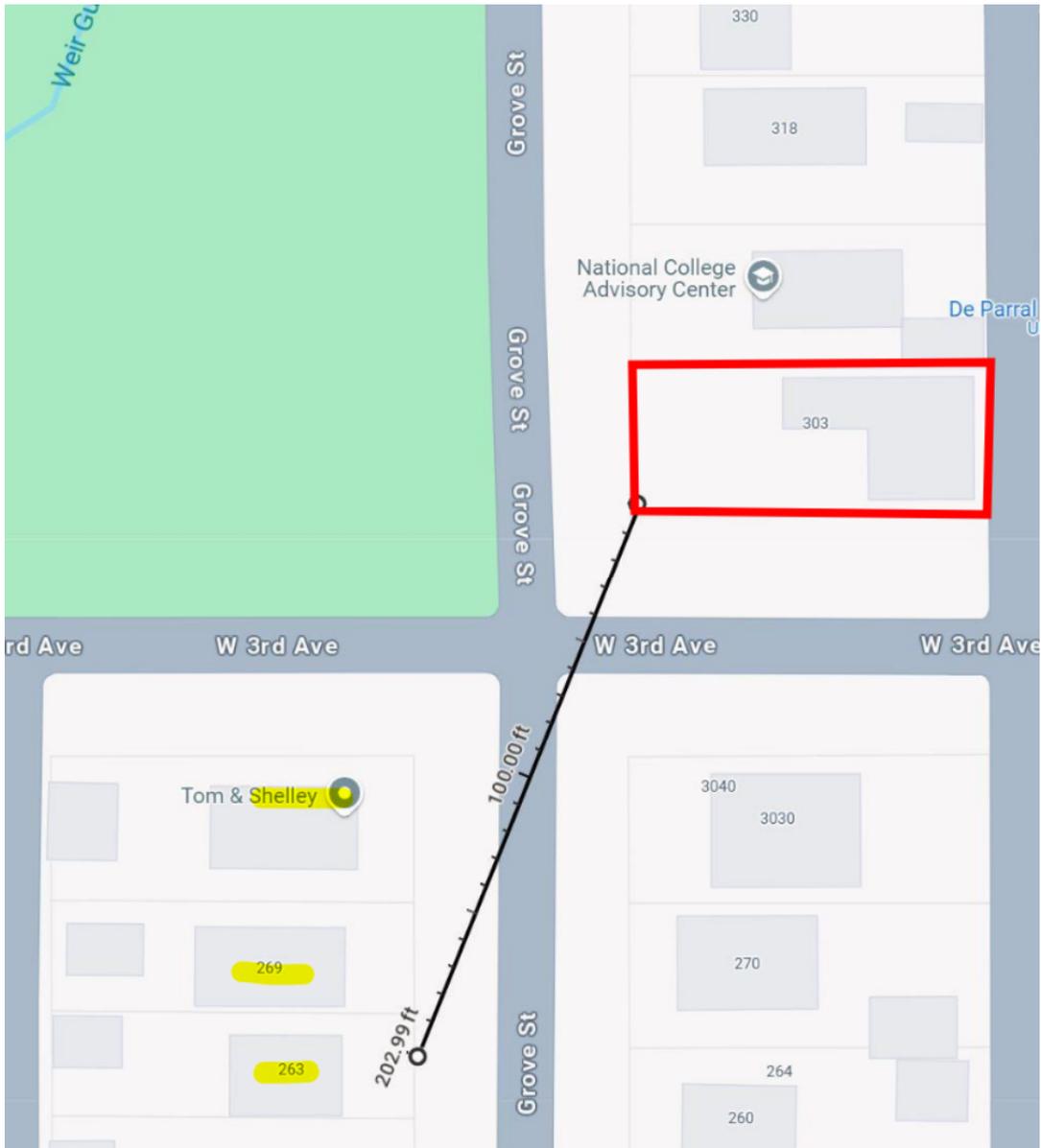
Noticed Properties (Southeast)



Noticed Properties (Northeast)



Noticed Properties (Southwest)



Dear Neighbor,

We recently purchased the property at 3025 W. 3rd Avenue, and intend to rezone the property. Currently the zoning is E-SU-DX, and we will be asking for a zoning designation of E-RX-3. This new zone district will allow us to entitle and permit a townhome building with up to 5 units. These units will be for-sale, will have 3 beds and 2.5 baths, and will include detached garages. Unit size will be approximately 1,400 square feet each. The building will be two-stories, with a maximum height of 27 feet. This height is lower than the currently allowable height of 30 feet. Included with the redevelopment, one of the units will be an income-restricted unit at 110% AMI.

We believe the rezone is supported by the West Area Plan and other comprehensive plans prepared by the City and County of Denver. The map illustrated on the reverse side is from the West Area Plan. Our site is shown on this plan as high-medium residential density due to its adjacency to the future bus rapid transit station at 2nd and Federal.

We would love to hear any questions, comments, or concerns from you regarding this project. Please reach out to us via email or phone. Thanks,

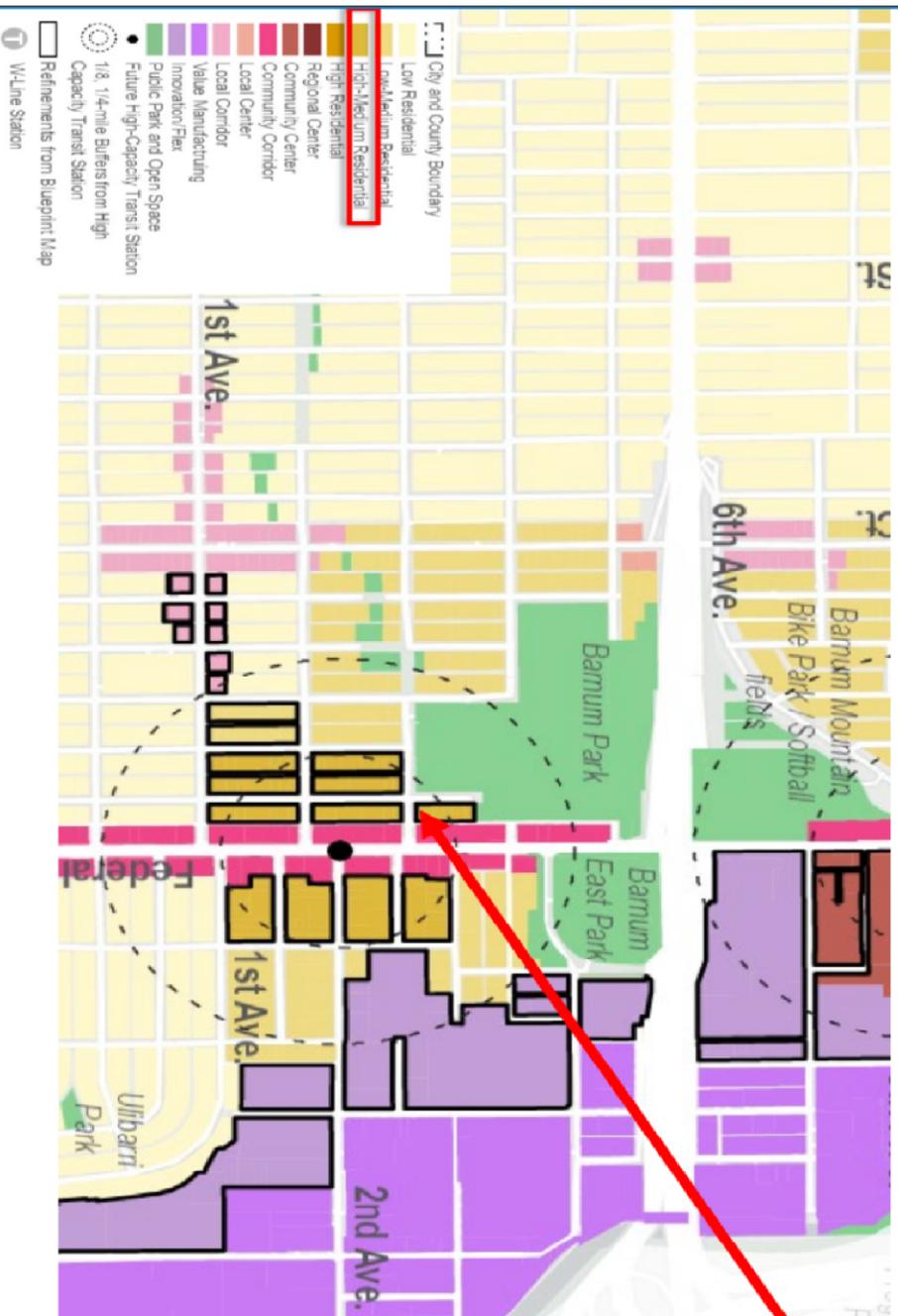
A handwritten signature in blue ink, appearing to read 'Jesse Donovan', with a large, stylized initial 'J' and 'D'.

Jesse Donovan

jesse@brightlightereng.com

720.504.8629

West Area Plan



High Medium Residential

- Combination of mid-scale multi-unit residential building forms containing a mix of neighborhood-serving uses appropriate for collector streets and intersections as well as arterial streets and intersections (p. 166).
- Located within 1/8 mile of a future high capacity transit station.

Jesse Donovan

From: Jesse Donovan
Sent: Tuesday, February 4, 2025 8:23 AM
To: 'Janice Mares'
Cc: 'Beautiful Barnum'; 'Katie Donovan'
Subject: RE: Request to Present Re-Zone Case

Thanks Janice, we will plan to share a quick slideshow – what is the best way to connect to the TV?

Jesse Donovan, P.E. CO, TX | Principal
Brightlighter Engineering LLC | 720-504-8629 direct

From: Janice Mares <janmares61@gmail.com>
Sent: Monday, February 3, 2025 10:31 PM
To: Jesse Donovan <jesse@brightlightereng.com>
Cc: Beautiful Barnum <beautifulbarnum@gmail.com>; Katie Donovan <katiejdonovan@gmail.com>
Subject: Re: Request to Present Re-Zone Case

Hi Jesse
Our next meeting is on February 11th, 6pm.
Barium Rec Center.

Do you want to attend the meeting with your presentation? Let me know if you need AV.

Thank you

On Tue, Jan 21, 2025, 11:50 AM Jesse Donovan <jesse@brightlightereng.com> wrote:

Janice,

Would it be possible to get 15 minutes on the schedule of the next RNO meeting? The website did not state when the next meeting is, so I'm not sure the date.

Thanks,

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

From: Jesse Donovan <jesse@brightlightereng.com>
Sent: Tuesday, November 5, 2024 10:17 AM
To: 'Janice Mares' <janmares61@gmail.com>
Cc: 'Beautiful Barnum' <beautifulbarnum@gmail.com>; 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <Daisy.RochaVasquez@denvergov.org>; 'Katie Donovan' <katiejdonovan@gmail.com>
Subject: RE: Request to Present Re-Zone Case

Sounds good, and thanks for the invite!

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

From: Janice Mares <janmares61@gmail.com>
Sent: Friday, November 1, 2024 8:50 PM
To: Jesse Donovan <jesse@brightlightereng.com>
Cc: Beautiful Barnum <beautifulbarnum@gmail.com>; Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <Daisy.RochaVasquez@denvergov.org>; Katie Donovan <katiejdonovan@gmail.com>
Subject: Re: Request to Present Re-Zone Case

Hi Jesse

Our next meeting will be December 10th.

We are not planning on having any speakers as we have our election and are doing a cookie exchange.

You are welcome to come and join us.

On Tue, Oct 29, 2024, 1:15 PM Jesse Donovan <jesse@brightlightereng.com> wrote:

Hi Janice,

I wanted to follow up on the email from the 17th below. Thanks,

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

From: Jesse Donovan <jesse@brightlightereng.com>
Sent: Thursday, October 17, 2024 10:51 AM
To: 'Janice Mares' <janmares61@gmail.com>
Cc: 'Beautiful Barnum' <beautifulbarnum@gmail.com>; 'Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior' <Daisy.RochaVasquez@denvergov.org>; Katie Donovan (katiejdonovan@gmail.com) <katiejdonovan@gmail.com>
Subject: RE: Request to Present Re-Zone Case

Janice,

I wanted to see if we could come back to the Barnum RNO meeting to discuss our site (3025 W. 3rd Avenue) in more detail. At the last meeting, I had to just call in so I think it would be beneficial to meet in person. Please let us know if it is possible to get a 15-minute slot at the meeting.

Thanks,

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

From: Janice Mares <janmares61@gmail.com>
Sent: Thursday, July 25, 2024 3:12 PM
To: Jesse Donovan <jesse@brightlightereng.com>
Cc: Beautiful Barnum <beautifulbarnum@gmail.com>
Subject: Re: Request to Present Re-Zone Case

Of course! We will pencil you in for September.

On Thu, Jul 25, 2024, 1:55 PM Jesse Donovan <jesse@brightlightereng.com> wrote:

Janice,

Thanks for the response – unfortunately I'll be out of town August 12-16, so I may miss that meeting. Can we get on the schedule for September?

Thanks,

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

From: Janice Mares <janmares61@gmail.com>
Sent: Wednesday, July 24, 2024 10:06 PM
To: Jesse Donovan <jesse@brightlightereng.com>
Cc: Beautiful Barnum <beautifulbarnum@gmail.com>
Subject: Re: Request to Present Re-Zone Case

Sorry for the delayed response.

Thank you for asking for time on our next agenda.

We usually don't have another meeting until September however I have asked our Board to vote on an August meeting.

I will let you know as soon as possible if we will have a meeting.

We are having Barnum Fest at the library this weekend, 10 to 1pm at the library.

Our meetings are held at Barnum Recreation Center, 2nd Tuesday of the month at 6pm.

On Tue, Jul 16, 2024, 8:12 PM Jesse Donovan <jesse@brightlightereng.com> wrote:

Hi,

My name is Jesse Donovan, and my wife and I just purchased the property at 3025 W. 3rd Ave. We wanted to find out when the next Community Coalition of Barnum meeting will take place so we can present our plans to re-zone the property. We tried to go to the website but received the following error:

Are you able to let us know how best to engage your organization? We'd love 15 minutes to present our plans and listen to the community's input. Thanks!

Jesse Donovan, P.E. CO, TX | Principal

Brightlighter Engineering LLC | 720-504-8629 direct

1 Broadway, A225, Denver, CO 80203

jesse@brightlightereng.com | www.brightlightereng.com