# Exhibit D
## Community Support and Outreach

**Please see attached record of outreach conducted by the Pachner Company and property owners between May and August of 2023.**

TPC
THE PACHNER COMPANY

# Wazee Partners:1409-1471 Julian Street and 3315-3317 West 14th Avenue

*August 10, 2023*

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**Outreach Summary**

As we approach the proposed rezoning of 1409-1471 Julian Street, we mimic the City of Denver process prior to formal submittal. From the beginning, we identified all of the Community Stakeholders both noted by the City from the preapplication process and from institutional knowledge of relationships in the West Colfax neighborhood. The team held numerous meetings with various stakeholders and Registered Neighborhood Organizations summarized in the next pages. Additionally, we held a Neighborhood meeting including every property owner within a 200 foot radius of the proposed project as part of our outreach and a meeting with the impacted tenants of 1409-1471 Julian Street.

In our outreach efforts, we contacted all of the Registered Neighborhood Organizations mentioned by the city in hopes of setting meetings but did not hear back from INC or Strong Denver. Other than those groups, we held fruitful discussions with all suggested organizations.

THE PACHNER COMPANY

# Wazee Partners:1409-1471 Julian Street and 3315-3317 West 14th Avenue

*April 3, 2023*

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***Location**:* El Zarape, 1065 Federal Blvd., Denver, CO 80204
***Attendees***: The Pachner Company, Wazee Partners, West Area Plan Steering Committee Member, Jaime Aguilar

**Meeting Summary**

Marcus Pachner and Amy O'Brien from The Pachner Company and Tyler Downs met informally with Jaime Aguilar, a member of the West Area Plan Steering Committee, to discuss the proposed rezoning of 1409-1471 Julian in the context of the newly adopted West Area Plan and the authentic Community Outreach with neighbors to ensure all of the neighborhood suggestions are incorporated into the planning process.

As discussed, Wazee Partners has been a longtime owner in the West Colfax area and knows the complexities associated with conducting true community outreach around projects. We talked about the plan moving forward to make sure all groups are consulted and included in the process as we continue with the rezoning. In addition, the consistency in zoning for the West Area Plan was discussed as well.

Moving forward, we decided to make sure as many West Area Stakeholders as possible are in the loop on our planning process and up to date on where we are in the City process. Transparency and Inclusion are the main goals with Community Engagement on the project.

# Wazee Partners:1409-1471 Julian Street and 3315-3317 West 14th Avenue
# WECAN

*May 2, 2023*

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***Location**: ZOOM*
***Attendees***: The Pachner Company, Wazee Partners, WECAN: Shantelle Mulliniks, Jonathan Pira

**Meeting Summary**

The team from The Pachner Company and Tyler Downs met via ZOOM with leadership of WECAN to discuss the proposed rezoning of 1409-1471 Julian in the context of the newly adopted West Area Plan.

WECAN is familiar with the Menola Homes Project and the current rezoning of 1465-1497 Knox Court as a new Affordable Housing development. As it is related, Shantelle and Jonathan were agreeable with the proposed height and density of the Julian Street project. The two board members did differ in their opinion of on-site parking. Shantelle was agreeable with the 1 to 1 parking ratio. Jonathan, however, suggested that the transit infrastructure could serve the residents and neighborhood well with less on-site parking.

WECAN is largely supportive of the proposed project and will continue to be involved as the City process continues.

THE PACHNER COMPANY

# Wazee Partners:1409-1471 Julian Street and 3315-3317 West 14th Avenue

## Sloan's Lake Citizens Group

*May 17, 2023*

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***Location**: Brew Culture Coffee, 3620 W. Colfax Ave., Denver, CO 80211*
***Attendees***: The Pachner Company, Wazee Partners, Sloan's Lake Citizens Group, Tom Brunn

**Meeting Summary**

The team from The Pachner Company and Wazee Partners met with leadership of SLCG to discuss the proposed rezoning of 1409-1471 Julian in the context of the newly adopted West Area Plan.

SLCG is familiar with the Menola Homes Project and the current rezoning of 1465-1497 Knox Court as a new Affordable Housing development. Tom was supportive of the change in zoning to keep consistency with the newly adopted West Area Plan.

As follow-up, Tom asked that we present at the monthly Sloan's Lake Citizens Group meeting to discuss the proposed project on Julian Street.

# Wazee Partners:1409-1471 Julian Street and 3315-3317 West 14th Avenue

## Sloan's Lake Citizens Group

Jun 14, 2023

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***Location**: ZOOM*
***Attendees***: The Pachner Company, Wazee Partners, Sloan's Lake Citizens Group, Tom Brunn, Neighbors

**Meeting Summary**

The team from The Pachner Company and Wazee Partners presented to SLCG to discuss the proposed rezoning of 1409-1471 Julian in the context of the newly adopted West Area Plan.

Overall the group is supportive of the project. There were questions regarding displacement which we addressed in mention of the Menola Homes Project. The group was familiar and agreeable to the new affordable project as an option. The group was knowledgable about the West Area Plan and the changes that would be coming to the area to make a more consistent zoning. The group did emphasize the importance (necessity) of on-site parking. .

As follow-up, the group asked that we continue to keep them up to date as the planning process progresses. SLCG would like to see the site plan once we are at that stage.

THE PACHNER COMPANY

# Wazee Partners:1409-1471 Julian Street and 3315-3317 West 14th Avenue

## Neighbor Meeting

*June 27, 2023*

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***Location**: Dwell Church, 3275 W 14th Ave., Denver, CO 80204*
***Attendees***: The Pachner Company, Wazee Partners, 8 Neighbors primarily from 14th and Knox and 14th and Julian

**Meeting Summary**

The team from The Pachner Company and Wazee Partners presented the proposed zoning to the most immediate neighbors who will be impacted by the proposed rezoning.

Overall the group is supportive of the project. The group of neighbors has been very involved in the newly adopted West Area Plan, so they were informed as to the density and height presented in the new plan. These immediate neighbors are supportive of the rezoning and were more curious about the timeline of the city process. In addition, there was a robust discussion around parking. As immediate neighbors to multi-family housing, their request was for an INCREASE in the parking required in the city code. They argued that most of the residents of these developments have more than 1 car per unit so the current parking guidelines do not meet the current need in the neighborhood. The neighbors are also well-informed on the Menola Homes project and understood the impact of that project on the immediate neighborhood.

As follow-up, the group asked that we continue to keep them up to date as the planning process progresses.

THE PACHNER COMPANY

# Wazee Partners: 20th West Colfax Neighborhood Festival Sponsor

*August 5, 2023, 11am-3pm*

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***Location**: Paco Sanchez Park, 1290 Knox Court, Denver, CO 80204*

***Attendees***: West Colfax Neighbors, Public

**Event Summary**

Wazee Sponsored the 20th West Colfax Neighborhood Festival. The event included free food, drinks, music, games, kid activities, workshops, fitness challenge, yoga, storytime, resource fair and raffle prizes! The event allowed time for the community to come together and have fun in a safe, free, welcoming environment.

The flier is included below.

TPC
THE PACHNER COMPANY

# 20TH WEST COLFAX NEIGHBORHOOD FESTIVAL SATURDAY AUGUST 5, 2023

## 20º FESTIVAL DEL BARRIO DE WEST COLFAX SABADO 5 AGOSTO 2023

CONFLUENCE MINISTRIES

HOSTED BY:
*PRESENTADO POR:*

FREE food, drinks, music, games, kid activities, workshops, fitness challenge, yoga class, story-time, resource fair, raffle prizes and more!

***GRATIS: comida, bebida, música, juegos, actividades para niños, talleres, desafío de fitness, clase de yoga, cuentacuentos, feria de recursos, sorteo de premios y más!***

**Paco Sanchez Park**
**1290 Knox Ct.**

***11:00 AM - 3:00 PM***

Thank you Sponsors!
*¡Gracias patrocinadores!*

West Colfax Association of Neighbors

Councilwoman Jamie Torres District 3

General Air

Seedstock

WaZee Partners

Duality Strength · Yoga · Endurance

Little Man Ice Cream Factory

Bless BBQ

Pepsi

Denver Days

Los Días de Denver

# Wazee Partners:1409-1471 Julian Street and 3315-3317 West 14th Avenue

## Tenants

*August 24, 2023*

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***Location**: Rodolfo "Corky" Gonzales Branch Library, 1498 Irving St., Denver, CO 80204*

***Attendees***: The Pachner Company, Wazee Partners, 7 Tenants, and translator from Community Language Cooperative

**Meeting Summary**

The team from The Pachner Company and Wazee Partners presented the proposed zoning to the tenants. The presentation was thorough and focused on what the rezoning means for the tenants and the timeline for their move to the Menola Homes. The tenants primarily expressed relief to know the process will be at least 2-3 years, their section 8 benefit follows them to Menola Homes, and that they will continue to be notified throughout the process. The Pachner Company offered to present to any of the tenants who could not attend the meeting and the group has received an email with the presentation as well as The Pachner Company contact information to contact with any questions as the process continues. The tenants asked questions about relocation to the new project which The Pachner Company and Wazee Partners emphasized is fully paid for and will only happen once Menola Homes is finished. If the Menola Homes Project does not come to fruition, Wazee Partners will provide housing within a 4 block radius on another scattered site for affordable housing. Regardless, the process is at least 2-3 years.