



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input 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 FEE PAYMENT***	
Property Owner Name	3115 W 8TH LLC	Representative Name	Charles Keener Jr
Address	1 N Broadway Ste 225A	Address	1 N Broadway Ste 225A
City, State, Zip	Denver, CO 80203	City, State, Zip	Denver, CO 80203
Telephone	720-504-9295	Telephone	720-504-9295
Email	charlie@brightlightereng.com	Email	charlie@brightlightereng.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3115 W 8TH AVE DENVER, CO 80204		
Assessor's Parcel Numbers:	05053-31-009-000		
Area in Acres or Square Feet:	6,250 SF		
Current Zone District(s):	E-SU-D		
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 checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>Bridget Rassbach 10/22/24</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>Virtual Meeting - 7/26/24</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

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, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</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 subsection.</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 type, 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. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</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.

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)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- 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 document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
3115 W 8TH LLC	3115 West 8th Avenue Denver, CO 80204 (720) 504-9295 charlie@brightlightereng.com	100%		12/10/2024	(B)	YES
						YES
						YES
						YES



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: May 28, 2024
\$21.00

This Deed, effective as of 5.28.24, signed on the date(s) acknowledged below, by Grantor(s), **DEL NORTE NEIGHBORHOOD DEVELOPMENT CORPORATION, A COLORADO NONPROFIT CORPORATION**, whose street address is **3275 W. 14th Suite 202, Denver, CO 80204**, City or Town of **Denver**, County of **Denver** and State of **Colorado**, for the consideration of **(\$210,000.00) ***Two Hundred Ten Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **3115 W 8TH LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1 N. Broadway, Ste. A225, Denver, CO 80203**, City or Town of **Denver**, County of **Denver** and State of **Colorado**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

LOTS 25 AND 26, BLOCK 26, VILLA PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **3115 WEST 8TH AVENUE, DENVER, CO 80204**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **3115 W 8TH LLC, A COLORADO LIMITED LIABILITY COMPANY**
1 N. Broadway, Ste. A225, Denver, CO 80203



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

DEL NORTE NEIGHBORHOOD DEVELOPMENT CORPORATION, A COLORADO NONPROFIT CORPORATION

By: [Signature]
Heidi Peterson, Executive Director

State of CO)
County of Denver)ss.

The foregoing instrument was acknowledged before me on this day of May 28th, 2024 by Heidi Peterson, Executive Director of DEL NORTE NEIGHBORHOOD DEVELOPMENT CORPORATION, A COLORADO NONPROFIT CORPORATION

Witness my hand and official seal
My Commission expires: 8/26/27 [Signature]
Notary Public

TAYLOR NELSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154033729
MY COMMISSION EXPIRES 08/26/2027



05/20/2024 03:08 PM
City & County of Denver

R \$13.00

MIS

2024045502

Page: 1 of 1

D \$0.00

STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity named: 3115 W 8TH 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 20th day of May, 2024.

By: Jesse Donovan, Member

STATE OF COLORADO

County of Denver

The foregoing instrument was acknowledged before me this 20th day of May, 2024 by Jesse Donovan as Member of 3115 W 8th LLC.

Witness my hand and official seal.

Notary Public

My Commission Expires: 09/21/2027

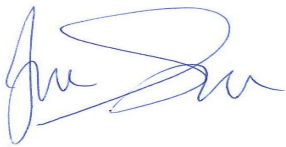
CARLOS CHAVEZ-REATEGUI
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20114046083
 MY COMMISSION EXPIRES SEPTEMBER 21, 2027

August 15th, 2024

RE: 3115 W. 8th Avenue Rezone Application – Owner Authorization Letter

3115 W 8TH LLC, the owner of 3115 West 8th Avenue, gives authorization to Charles Keener Jr. to submit for the formal rezone application of 3115 West 8th Avenue.

3115 W 8TH LLC – Owner

A handwritten signature in blue ink, appearing to read "Jesse Donovan". The signature is fluid and cursive, with a large loop at the end.

Jesse Donovan - Member

December 10th, 2024

Rezoning Application Narrative for 3115 W. 8th Ave

To Whom it May Concern:

My name is Charlie Keener and I am a member of 3115 W 8TH LLC, the owner of real property at 3115 W. 8th Avenue in Denver, Colorado. The property is located at the NW corner of West 8th Avenue and Grove Street in the Villa Park neighborhood. I am also a partner in a small civil engineering firm which will aid in the development of this property. The property was purchased as a vacant lot on May 28th, 2024, however, the previous owner demolished a single-family home prior to selling the property. The current zoning of the property is E-SU-D1 which allows for a single-family home with an accessory dwelling unit. On 12/16/2024, the zone district will change to E-SU-D, but an ADU will still be allowed due to the City-wide ADU zoning change.

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 have been in communication with the neighbors by attending multiple Villa Park RNO meetings, speaking one-on-one with community members, and distributing informational pamphlets to surrounding neighbors in a 1-block radius. We fielded questions about the project and we have adjusted our design to address the issues raised. We have letters from residents showing strong support for the project, including the immediate neighbor to the north of our property (please see the letters attached to this application). We believe this strong support is reflective of our community engagement efforts.

We appreciate your consideration of this rezone case.

West Area Plan – Rezoning Implementation Approach Policy Memo

Applicant: In response to the above-mentioned memo, we wanted to discuss a few key points as it relates to our property.

The “West Area Plan Priorities” section of the memo refers to the “What We’ve Heard” section of the West Area Plan. The quotes selected in the memo are “a desire for more affordable housing options,” “current housing trends are out of reach for working class families and seniors,” and “a desire for strategies to counter gentrification and displacement.” The memo omits the following statement from the same section of the West Area Plan: “support more types of housing (triplex, garden court, rowhome, townhome, condominiums),” which speaks directly to our project type. The subject property is a vacant lot, so displacement is not occurring associated with this rezone. A rezone of the subject property is consistent with all of the “What We’ve Heard” statements above, because

townhomes are a more affordable housing option than what is allowed under the current zoning. Further in the “West Area Plan Priorities” section, there are discussions regarding preserving naturally occurring affordable housing. Again, since this lot is vacant, no existing housing stock is being removed.

The memo states that “CPD has found potential rezonings of single units districts (SU) to higher intensity districts in the West Area Plan geography are not consistent with the intent of the adopted plans until further stabilization programs, tools, and regulatory changes are in place...” which is a blanket statement that does not consider undeveloped lots. This premise is hinged on non-displacement and housing affordability sections of the code; displacement does not apply to a vacant lot, and affordability is increased with a higher density use.

The memo states that “it is important to note that rezonings are consistent with adopted plans if there.... are commitments to ensure affordability as part of new missing middle housing opportunities”. We believe that applies when existing housing is being removed, as something is needed to counter the removal of an affordable unit and the potential displacement of the current residents. This does not apply to a vacant lot where no person is being displaced, and the proposed units are more affordable than what is allowed by existing zoning.

We understand the memo’s argument in relation to applicant-led rezones in the West Area where an existing home is being removed. Those rezones may not meet the non-displacement and housing affordability guidelines within the West Area Plan and may require additional tools and programs to mitigate these items. With a vacant lot, these initial criteria are met or exceeded, and therefore additional tools should not be required.

Current Zoning Regulations:

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 1/10th 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 8th Ave and Grove St are defined as local roads within the Future Street Type Map. The majority of traffic enters from W 6th Ave (Collector) 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 with an ADU allowed. A development like this would sell for \$1.1M-\$1.3M in today's market. We are proposing townhomes which would be in the range of \$550K-\$625K. This is significantly more attainable for a working-class family and seniors.

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 1/10 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. We do not have the data to determine whether median household income or percentage of people with bachelor's degrees will increase.

- 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, and putting units on the market at a lower cost than comparable single-family offerings. While we will not be directly creating affordable units on site, the increased gross square footage of the project leads to higher affordable linkage fees, thereby increasing the funds available to build affordable housing in other locations.

- Jobs Diversity

Applicant: This isn't a category where our small project is able to move the needle, but attainable 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 – Uniformity of District Regulations and Restrictions

Applicant: A rezone to E-RX-3 would result in a map amendment which would subject the property to the zoning regulations of E-RX-3. These regulations and restrictions would be uniform and would apply to all buildings throughout the district having the classification and bearing the same symbol or designation on the official map. These regulations and restrictions may differ from those in other districts.

General Review Criteria: DZC Sec. 12.4.10.7. C - Public Health and Safety and General Welfare

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 attainable product for young families and first-time homebuyers 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.

Additional Review Criteria: DZC Sec. 12.4.10.8. A.4.b - Justifying Circumstances

One of the following circumstances exists:

4. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- b. A City adopted plan

Applicant: Based information presented in the Comprehensive Plan 2040, West Area Plan, and Blueprint Denver, the rezone of the property aligns with the long-range planning goals adopted by the City and County of Denver.

- 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.” We are served by local and collector streets, and will have a height of 2 stories.

Additional Review Criteria: DZC Sec.12.4.10.8.B – 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 collector streets, and will have a height of 2 stories.

Updated Zoning Regulations Starting February 24, 2025:

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

Applicant: No change from current zoning regulations – see above sections.

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 attainable product for young families and first-time homebuyers 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.

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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.

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

LETTERS OF SUPPORT FROM RESIDENTS

MEIER IS THE DIRECT NEIGHBOR TO THE NORTH OF THE SITE

Jesse Donovan

From: meier werthan <meierwerthan@gmail.com> on behalf of meier werthan
Sent: Monday, December 9, 2024 3:33 PM
To: Jesse Donovan
Cc: Charlie Keener
Subject: Re: 3115 W 8th Ave

Meier Werthan
811 N. Grove Street Denver, CO. 80204

Rezone: 3115 W. 8th Ave. Denver CO 80204

I support the plan to rezone the lot on 3115 W. 8th Ave to an E-RX-3 (Residential Mixed use 3) as I believe it will:

1. Help reduce the cost of housing for single family starter-homes.
2. Increases the housing density in a less intrusive manner. The height of the buildings will be capped at 3 stories, and housing density can be increased without causing a major disruption to neighbors like myself.
3. Higher housing density will create more economic activity for the neighborhood. With this project and ones similar, we will hopefully see a much more lively and active environment; conducive to small businesses in the area.

Jesse Donovan

From: James Warren <jameswarren35@gmail.com> on behalf of James Warren
Sent: Sunday, December 8, 2024 3:38 PM
To: Jesse Donovan
Cc: Charlie Keener
Subject: Re: 3115 W. 8th Ave Rezone Support Letter

Dr. Hayley Schroeder and Mr. James Warren

Letter in support of a rezone of 3115 W. 8th Ave.

To whom it may concern, we are residents of Villa Park, owning a home on 9th and Newton. We love this community, and we try to live our lives in such a way as to uplift the neighborhood and all who live here. We have led the Villa Park Green Team along with other neighbors, spending time every week picking up trash, planting native plants, building benches for local bus stops, and otherwise beautifying the area. We have actively participated in locally-focused initiatives such as the people's budget or our monthly RNO meetings. We have done our best to connect with neighbors and build local power to uplift our community. We love this community, and we offer a full-throated endorsement of the rezoning of 3115 W. 8th Ave.

Our neighborhood is wonderful because of the people who live here, because of the community. Currently, the lot in question is an empty dirt lot, doing nothing to bring people together or offer a chance for new folks to join our community. The thoughtful details of the project proposed for this lot have been shared with our community at our RNO meetings, where the designers have come week by week to answer additional questions and show their interest in executing a project that is responsive to housing need and thoughtful of neighborhood need. Villa Park is a neighborhood where new development and change should be undertaken with care; we assure you that this care has been deployed with this project. Our neighborhood needs to continue to densify, like the rest of the city, but should do so in a way that is contextually appropriate, and we have yet to see a project that strikes that balance so well.

We truly hope you will consider our endorsement of this project, as it is a project that will meet the needs of the neighborhood and its residents.

Yours humbly,
Dr. Hayley Schroeder and Mr. James Warren

Jesse Donovan

From: Aleks Haugom <alekshaugom@gmail.com> on behalf of Aleks Haugom
Sent: Monday, December 9, 2024 10:59 AM
To: jesse@brightlightereng.com
Cc: charlie@brightlightereng.com
Subject: I strongly support rezoning of 3115 W. 8th Ave.

To Whom It May Concern,

My name is Aleks Haugom, and I am writing to express my strong support for the proposed rezoning of 3115 W. 8th Ave. to allow for higher-density development. This initiative represents a crucial opportunity to enhance the Villa Park neighborhood in several meaningful ways.

First and foremost, this parcel's location makes it an ideal candidate for higher-density housing. Situated just a block away from transit stops and directly adjacent to the Weir Gulch mixed-use trail, the property is well-positioned to support increased housing while promoting walkability and access to public transportation. This aligns with broader goals of sustainable urban development.

Currently, the lot is vacant and often used as an informal dumping site. This not only detracts from the neighborhood's appearance but also diminishes the sense of community pride. Developing this lot into housing would discourage illegal dumping, beautify the area, and serve as a welcoming gateway to Villa Park.

Additionally, the proposed rezoning addresses pressing economic and social concerns. Over recent years, Villa Park has experienced sharp increases in home values, which have put homeownership out of reach for many residents. Building more affordable, higher-density housing on this lot would create opportunities for more people to purchase homes within their means. In contrast, constructing a single-family home—as the current zoning allows—would likely result in a property with a price tag far beyond what most current Villa Park renters could afford. A single-family development would exacerbate displacement and gentrification, undermining the diverse character of our neighborhood.

Efforts to block this rezoning are not only shortsighted but also harmful to Villa Park. Preventing the creation of more affordable housing options here would entrench economic inequalities and accelerate gentrification. Higher-density housing on this site represents a step toward inclusivity and resilience for our community.

For these reasons, I urge you to approve the rezoning of 3115 W. 8th Avenue. This decision is in the best interest of Villa Park and its residents, both current and future.

Thank you for your time and consideration.

Sincerely,

Aleks Haugom

Villa Park homeowner and resident at 712 Meade St. with my partner Karli and son Bo.

Jesse Donovan

From: sthomas170@aol.com
Sent: Monday, December 9, 2024 2:59 PM
To: Jesse Donovan
Subject: Rezoning of 3115 W. 8th Ave.

To Whom It May Concern:

I am Suzanne Thomas, and I live two blocks away from 3115 W. 8th Ave, Denver, CO, 80204 at 3206 W. 8th Ave., Denver, CO 80204.

I am writing in support of the rezoning of 3115 W. 8th Ave. to allow the construction of five new units. I believe allowing increased density at this location makes sense for a number of reasons.

First, the city of Denver needs additional housing units that are available for purchase, not just more apartments. Owning a home is a critical part of establishing financial stability for the owners.

Second, these new homes will not be huge and expensive, but small and obtainable. Although a price point of \$570,000 seems like a lot, the reality is that at a 6.5% interest rate two people each earning \$25 per hour could afford to buy these homes with a minimal down payment. And because they would be brand new the cost of maintenance would be low. In comparison, purchasing a much smaller house in our neighborhood, half the size for \$400,000, means for example buying a 15 year old roof, a 7 year old washing machine, a 12 year old water heater, a 85 year old sewer line, etc. It's much easier for a new home owner to know what to budget for a new home's maintenance - almost nothing!

Third, I want housing near me for younger members of my family. I don't want to see them move to the suburbs in order to buy.

Fourth, I don't really want to see a \$1,200,000 house being built instead of five more affordable units. Denver has plenty of expensive single family homes in West Highlands and Platt Park. While there is probably demand for this type of expensive house, I'm sure the need is much greater for properties priced below \$600,000. It would be a shame for the city to miss the chance to create multiple smaller, for sale units, instead of one large single family home.

Fifth, this lot is close to public transportation. It is 1 block from Federal Blvd and less than 1/2 a mile from the Decatur station on the W light rail. It is also biking distance to downtown. Because it is located at the edge of the Villa Park neighborhood on a corner lot, it makes a lot of sense to upzone it rather than an interior lot farther from public transportation.

Sincerely,

Suzanne Thomas

Jesse Donovan

From: Lawrence Whitney <lwhitney278@gmail.com> on behalf of Lawrence Whitney
Sent: Monday, December 9, 2024 4:53 PM
To: Jesse Donovan; Charlie Keener
Subject: Support for 3115 W 8th Ave rezoning

Hi my name is Lawrence Whitney and I live in Villa Park at 1036 Knox Ct.

I am in full support of the rezoning at 3115 W 8th Ave as I believe that Villa Park is in need of additional housing units, especially for parcels like this that do not even have an existing housing on them already. And even more so given the very close proximity to the soon-to-come BRT on Federal.

Initial plans for this project look great and I appreciate all the continuous work that has gone into working with the neighborhood to ensure that we are up-to-date with changes and that we can provide feedback as needed.

- Lawrence

Jesse Donovan

From: STEVEN STONE <sstone8807@aol.com> on behalf of STEVEN STONE
Sent: Monday, December 9, 2024 2:38 PM
To: jesse@brightlightereng.com
Subject: Planning board letter

To The Planning Board,

This letter is in favor of the project at 3115 W. 8th Ave.)

I live at 3206 West 8th ave.

This lot has been an empty for at least nine years.

Del Notre tried to develop it, but their plan was non economically viable and they failed.

This new plan for the site fits well into the neighborhood and the west area plan.

I am a member of the Villa Park Neighborhood association.

The developer presented his plan to the group and I thought it was a viable option for the lot.

Sincerely,

Steven Stone

3206 west 8th ave

Denver, CO

Steven Stone

303-827-5178

sstone8807@aol.com

sstone8807@mac.com

Jesse Donovan

From: Rich Dziallo <richdziallo@gmail.com> on behalf of Rich Dziallo
Sent: Tuesday, December 10, 2024 3:03 PM
To: jesse@brightlightereng.com
Subject: Rezone 3115 W 8th Avenue

Hello,

My name is Rich Dziallo and I am the owner of 977 Irving St. 80204 in Denver. I support the rezone for 3115 W. 8th Ave. I think this neighborhood (Villa Park) needs more housing and rezoning is the best way to accomplish this. This property is close to light rail and to the bike trail to make for easy commuting around metro Denver. It also has easy access to bus routes.

Thank You,
Richard Dziallo

Jesse Donovan

From: Shelley <shelthomas170@aol.com> on behalf of Shelley
Sent: Monday, December 9, 2024 4:55 PM
To: jesse@brightlightereng.com
Subject: Rezoning at 3115 W 8th Ave, Denver

I am a landlady that owns a house at 905 Grove St, Denver. I am writing in support of the rezoning of 3115 W 8th Ave., Denver, 80204.

Villa Park needs a wide assortment of housing available so that many different people can find the right home in this neighborhood. Five units at this address would fill a niche that is not currently being served. Additionally, this rezoning would allow five new residences where before there was only one.

Sincerely,
Shelley Thomas
303-827-5177

INITIAL RNO OUTREACH

(WE ATTENDED 4 RNO MEETINGS TO DATE)

Charlie Keener

From: Charlie Keener
Sent: Thursday, May 30, 2024 11:06 AM
To: Jesse Donovan
Subject: Community RNO Outreach - 3115 W 8th - Rezone

To whom it may concern,

We are contacting you because your entity is listed as a Registered Neighborhood Organization (RNO) associated with the property at 3115 W 8th Ave, Denver, CO. The intent of this email is to engage the RNO's as we are in the process of applying for a rezone of this particular property. If you would like to hear more about the proposed rezone and development of this property in Villa Park, please reach out directly and we can provide information, set up a meeting, and keep you informed of our progress. Thanks for your time,

Charles Keener Jr, P.E. | Principal
Brightlighter Engineering LLC | 720-504-9295 direct
1 Broadway, A225, Denver, CO 80203
charlie@brightlightereng.com | www.brightlightereng.com

BRIGHTLIGHTER
ENGINEERING

PAMPHLET DROPPED OFF AT NEIGHBORS
(SEE MAP FOR NEIGHBORS WHO
RECEIVED PAMPHLET)

Dear Neighbor,

We recently purchased the vacant lot at 3115 W. 8th Avenue, and intend to rezone the property. Currently the zoning is E-SU-D1, 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.

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 8th 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,

Charlie Keener and Jesse Donovan

charlie@brightlightereng.com

720.504.9295

SUMMARY OF VILLA PARK RECOMMENDATIONS

LAND USE AND BUILT FORM

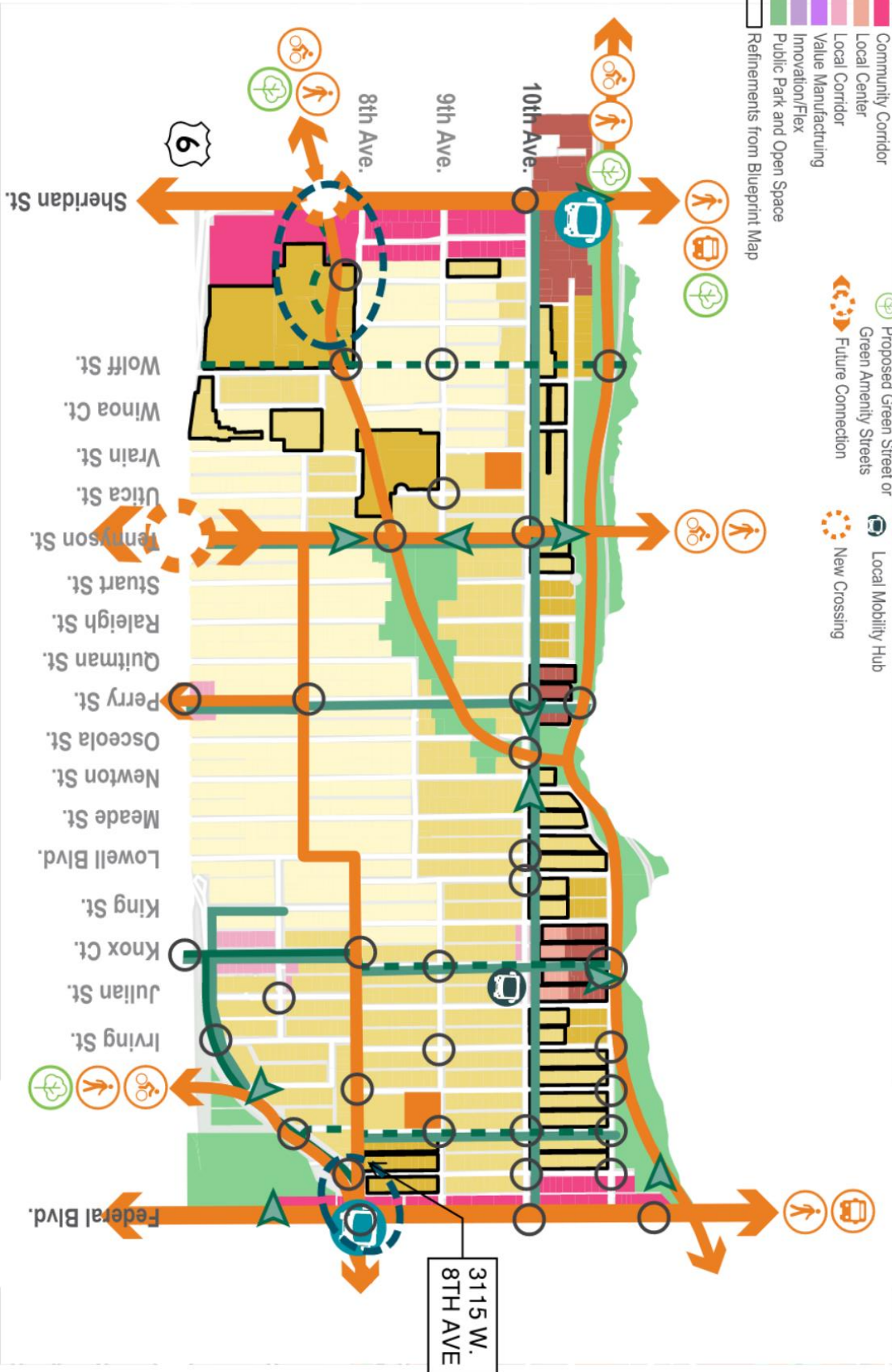
- Low Residential
- Low-Medium Residential
- High-Medium Residential
- High Residential
- Regional Center
- Community Center
- Local Center
- Local Corridor
- Value Manufacturing
- Innovation/Flex
- Public Park and Open Space
- Refinements from Blueprint Map

MOBILITY

- Transformative Corridor
- Transit Priority
- Bike Priority
- Pedestrian Priority
- Proposed Green Street or Green Amenity Streets
- Future Connection
- Existing/Proposed High Comfort bikeways
- Improvements to an Existing Crossing
- Regional Mobility Hub
- Local Mobility Hub
- New Crossing

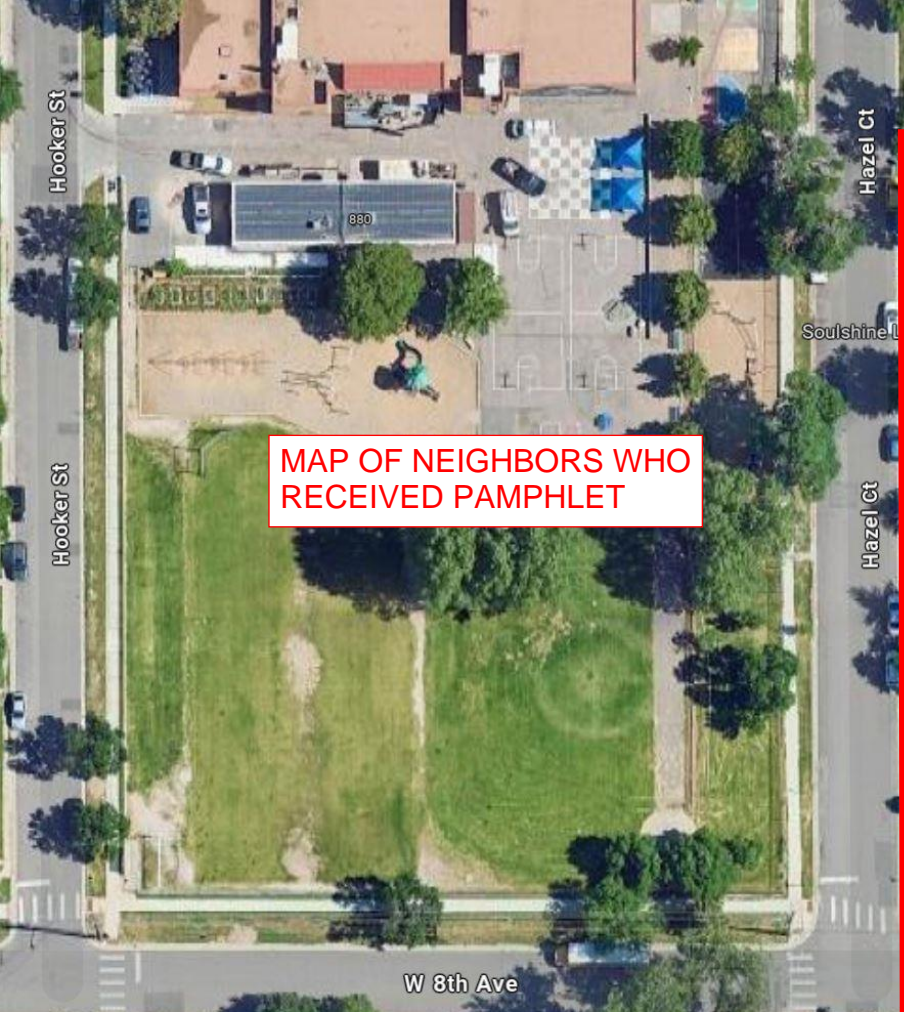
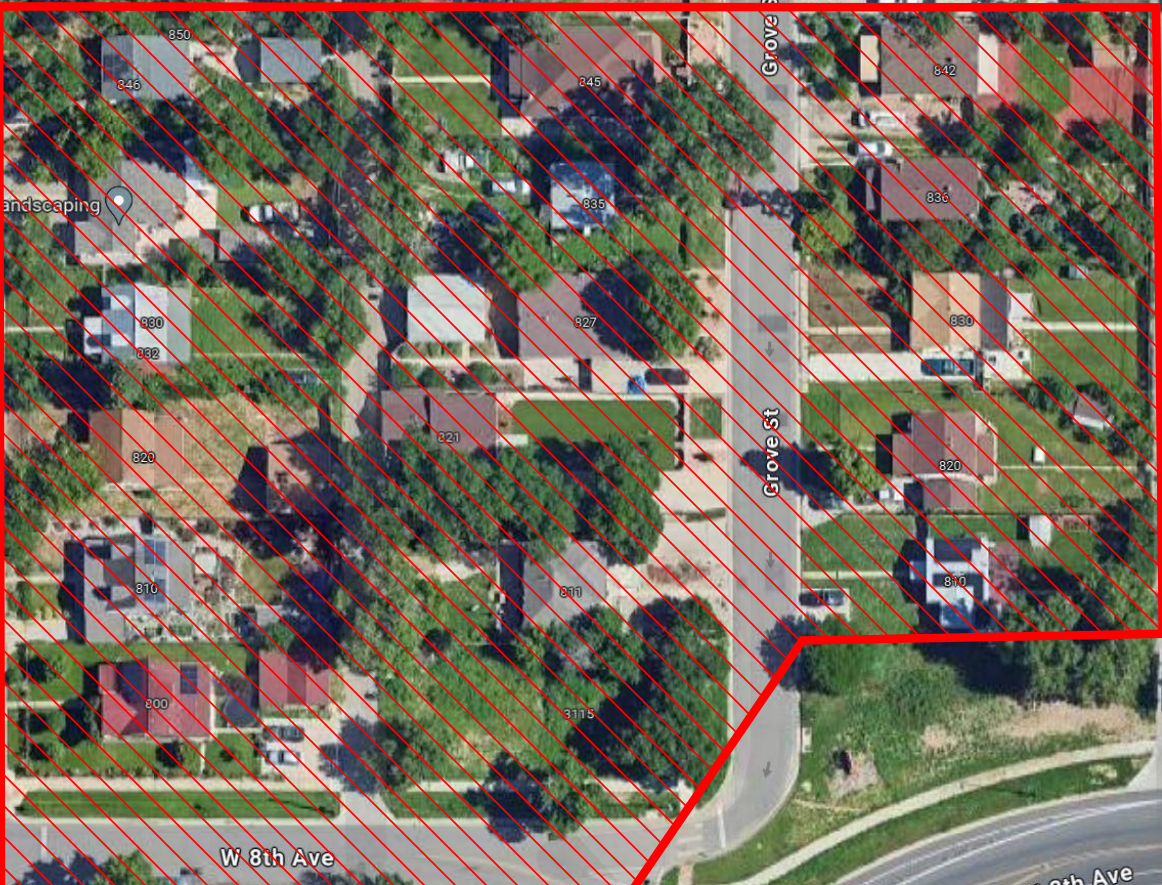
QUALITY OF LIFE

- Park Access Improvements
- School / Shared Open Space Opportunity
- Complete Gaps in Existing Trail



3115 W.
8TH AVE

MAP OF NEIGHBORS WHO RECEIVED PAMPHLET



RESPONSE FROM DIRECT
NEIGHBOR TO THE NORTH
(811 GROVE STREET)

Charlie Keener

From: meier werthan <meierwerthan@gmail.com> on behalf of meier werthan
Sent: Friday, June 28, 2024 12:41 PM
To: Charlie Keener
Subject: Re: 3115 W 8th Ave

Charlie,

I'm more than happy to communicate my support for your project. Based on my interactions with you and what I've seen of your previous projects, I'm thrilled to have you develop the lot next door. It will certainly be beneficial for the neighborhood!

Meier

Charlie Keener

From: Jesse Donovan <jesse@brightlightereng.com> on behalf of Jesse Donovan
Sent: Friday, August 9, 2024 7:50 PM
To: 2koops@q.com
Cc: Charlie Keener
Subject: RE: 3115 W 8th Ave

Cheryl,

Thank you for taking the time to write to us – your input is valued and we wanted to respond to the points you brought up.

The townhomes will be built with detached garages to accommodate parking needs for the project. We understand that the total square footage of the project is larger than a single-family home with ADU (which is what the lot is currently zoned for). While the total building size is larger, the unit size is significantly smaller. This means that the units will be more attainable for the average entry-level homebuyer and small family. The units will be 3/2's and will be priced in the mid \$500K's. The alternative is a single-family home with an ADU which would sell for \$900,000 and up. We feel like this more closely aligns with the intent of the West Area Plan which recommends additional density near high-capacity transit stops. Additionally, we believe that attainably priced entry-level homes will be a great benefit to the community – more so than a new, large, and expensive single-family home.

We appreciate your input, and please feel free to follow up with any additional comments or questions. Thanks,

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

From: Charlie Keener <charlie@brightlightereng.com>
Sent: Friday, August 9, 2024 7:14 PM
To: Jesse Donovan <jesse@brightlightereng.com>
Subject: Fwd: 3115 W 8th Ave

----- Forwarded message -----

From: Cheryl Koop <2koops@q.com>
Date: Fri, Aug 9, 2024 at 11:50 AM
Subject: 3115 W 8th Ave
To: <charlie@brightlightereng.com>

I don't believe a 5 unit townhome building is a good fit for our neighborhood. The lot is not large enough Bigger is not always better. Plus where are they going to park all there vehicles. Please try to rethink this for the sake of the community.

Charlie Keener

From: Charlie Keener <charlie@brightlightereng.com> on behalf of Charlie Keener
Sent: Thursday, August 8, 2024 8:23 PM
To: Jesse Donovan
Subject: Fwd: New text message from (614) 769-5990

Sent from my iPhone

Begin forwarded message:

From: "(614) 769-5990"
<17205049295.16147695990.GLS9cD35Jw@txt.voice.google.com>
Date: August 8, 2024 at 8:21:32 PM MDT
To: charlie@brightlightereng.com
Subject: New text message from (614) 769-5990



Hi Charlie and Jessie, appreciate the heads up on your plans for the vacant lot on 8th. You asked for comments so giving a little input — this area is expanding fast but still incredibly dry. Would love if you considered keeping the ground floor industrial and allowing someone to open a bar/restaurant down there (or perhaps attached to the residential building). Not sure how this works with zoning but figured I'd chime in.

Cheers,
Mike, owner at 850 grove just behind your lot.

To respond to this text message, reply to this email or visit Google Voice.

[YOUR ACCOUNT](#) [HELP CENTER](#) [HELP FORUM](#)

This email was sent to you because you indicated that you'd like to receive email notifications for text messages. If you don't want to receive such emails in the future, please update your [email notification settings](#).

