### ARAPAHOE COUNTY PLANNING COMMISSION PUBLIC HEARING NOVEMBER 18, 2025 6:30 PM

SUBJECT: CASE NO. CZ25-001 - DAYTON STATION TRANSIT ORIENTED DEVELOPMENT (TOD) CONVENTIONAL REZONE TO MULTI-FAMILY (MF)

### KAT HAMMER, SENIOR PLANNER

### **LOCATION AND VICINITY MAP**

The subject property is 5.7 acres and is north of the Dayton Station Park and Ride (Parcel ID 2075-03-3-04-004). The property is zoned Agricultural-1 (A-1) and is located in Commissioner District 2.



Vicinity and Zoning Map (subject property outlined in black)

### ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

**North:** Hampden Town Center Subdivision, City of Aurora, High-Density (R-4), Townhomes **East:** Hampden Town Center Subdivision, City of Greenwood Village, Mixed Commercial (M-C), Regional detention pond

**South:** Hampden Town Center Subdivision, City of Greenwood Village, Mixed Commercial (M-C), Regional Transportation District (RTD) Parking Lot

**West:** Cherry Creek Townhouses (Second Filing), City and County of Denver, Row House 2.5 (S-RH-2.5), Townhomes

### **PURPOSE AND REQUEST**

The applicant, Zipper Line Strategies, on behalf of the property owner, ARD CO Dayton Station LLC (Avanti Residential), is requesting a positive recommendation from the Planning Commission to the Board of County Commissioners for a Conventional Rezone application for a 5.7-acre property adjacent to the Dayton Station Park and Ride. The applicant is proposing to rezone the vacant property from Agricultural-1 (A-1) to Residential Multi-Family (R-MF). The R-MF zone district allows densities between 15 and 35 dwelling units per acre.

If this application is approved, the applicant plans to develop approximately 92 market-rate, forrent townhomes, with a minimum density of 16 dwelling units per acre. The townhomes will consist of three-story, ground-accessed multi-family homes, arranged in clusters of six to 12 units per building. Each residence will include either a one-or two-car garage, with additional onsite parking available for guests and larger households. Site access is proposed via a fullmovement entry off South Dallas Street. The site is expected to provide nearly 40 percent open space, exceeding the minimum of 20 percent open space required by the Land Development Code (LDC).

If this application is approved, the applicant will be required to submit an Administrative Site Plan (ASP), application for review and approval. Additionally, this application will help Arapahoe County meet the goals of HB24-1313, which requires municipalities to rezone transit areas based on an average density of 40 dwelling units per acre, with a minimum of 15 dwelling units per acre.

### **BACKGROUND**

The property is part of the Hampden Town Center Subdivision approved by the City of Aurora and recorded at the Arapahoe County Office of the Clerk and Recorder (Reception Number B3275843) on December 31, 2003. The property was formerly in the City of Greenwood Village's jurisdiction and was de-annexed in 2024. Around 2002 the City of Greenwood Village granted zoning administration and authority to the City of Aurora because the developer at the time was working with the City of Aurora to develop a mall and commercial area. This development never came to fruition, and the City of Greenwood Village retracted the zoning administration and authority around 2012. The current property owners bought the property after the City of Greenwood Village voters approved the de-annexation and applied for annexation to the City of Aurora. The property owner dropped their annexation petition with the City of Aurora after one year because the applicant's proposal was not in alignment with City of Auora desires for higher density.

Under state law, once a de-annexation occurs, the receiving jurisdiction (Arapahoe County) has 60 days to approve a new zoning designation for the de-annexed property. However, the applicant had submitted an annexation application with the City of Aurora, so staff did not bring this item to the BoCC for determination of a zoning designation. Since Arapahoe County did not assign a new zoning designation, the property reverted to its pre-annexation zoning designation from 1961, which is A-1.

### NEIGHBORHOOD OUTREACH

The applicant posted the property with two signs and sent mailed notice to property owners and Homeowners Associations (HOAs) located within 500 feet of the subject property which included information on a neighborhood outreach meeting. A neighborhood outreach meeting was held on August 18, 2025, at the Hampden Branch Library. There were nine community members who attended the meeting who had questions and expressed concerns, including:

- Parking and traffic along Boston Street and Dallas Street.
- Fire, life safety, and policing responsibilities.
- Fire suppression sprinklers for the townhomes.
- Property and tenant management.
- Drainage.
- Request to remove barbed wire fence along the Boston Street side of the property.

The applicant provided a summary of the neighborhood outreach meeting (Attachment A) and stated that "the development and consultant team addressed all of the questions to the best of their ability, and it appeared that all concerns were resolved during the meeting."

### ANALYSIS OR THE GENERAL DEVELOPMENT PLAN APPLICATION

### 1. The Comprehensive Plan

The property currently does not have a comprehensive plan land use designation because it had previously been in the City of Greenwood Village's jurisdiction for many years. In 2024, the city de-annexed the property and returned it back to unincorporated Arapahoe County's jurisdiction. The property is mapped in a designated growth area. The Comprehensive Plan states "Lands within the Urban Area is already zoned for urban development; however, some vacant land remains and some rezonings should be anticipated." Designated growth areas are suitable for future urban development based on the availability of facilities and services to serve more dense population where most publicly supplied facilities and services will occur.

This proposal is consistent with the following.

*Policy GM 1.1 – Direct Growth to the Urban Area* 

The property is located in the Urban Area.

Policy GM 1.2 - Encourage Infill Development and Redevelopment

This proposal is an infill development. The property is vacant and surrounded by existing residential and transportation uses.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

Denver Water confirmed this property is within Denver Water's district boundary and is eligible to receive water. Aurora Water provided a sanitary sewer conformance letter indicating that Aurora Water is the sanitary sewer and storm drainage service provider for this property.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

Aurora Water is the sanitary sewer and drainage service provider for this property and will treat wastewater.

GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met

Cherry Creek School District provided a letter indicating the district has the capacity to serve the future residents of this development and will be requesting cash-in-lieu of land dedication for schools at the time of an ASP application.

Policy NL 1.2 - Encourage Mixed Use Neighborhoods that Are Served by a Multi-modal Transportation System

The property is located within a well-established Transit Oriented Development (TOD) neighborhood, offering convenient access to a balanced mix of uses that support current and future residents of Arapahoe County and neighboring jurisdictions. The site is adjacent to the Dayton Street RTD Park and Ride parking lot and located within a quarter mile of the Dayton Station Light Rail stop. Additionally, the site is served by RTD bus stops along South Yosemite Street at Mansfield Avenue and Nassau Avenue.

GOAL NL 2 - Ensure Compatibility between New Development and Existing Neighborhoods

The proposed multi-family zoning is consistent with the surrounding land use patterns to the north, east and west where there are other existing multifamily (both townhome and apartment) developments. The applicant has indicated the proposed layout is designed to reflect the character of the surrounding neighborhood, with front entrances oriented towards South Dallas Street and building sides facing Boston Street and East Mansfield Avenue, consistent with existing development patterns.

Policy NL 3.2 – Provide All Residents and Workers with Opportunities for Recreation and Physical Activities in Close Proximity to Homes, Schools, Employment Centers, and Community Facilities

Nearby amenities include employment centers, diverse housing options, and recreational destinations such as Kennedy Dog Park, Kennedy Soccer Complex, Greenwood Village Mountain Bike Trail, Village Greens North Trail, and Cherry Creek Trail. Additionally, commercial and retail hubs along East Hampden Avenue are nearby, enhancing access to daily services and leisure activities.

### Policy TM 2.2 - Support Public Transit

As mentioned above, the site is located near the Dayton Light Rail Station and RTD bus routes. This proposal at this location supports the use of public transit.

### 2. Land Development Code Review

Section 5-3.2.B of the Land Development Code allows a rezoning application to be approved if the proposal meets all of the following criteria.

5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

Denver Water confirmed this property is within Denver Water's district boundary and is eligible to receive water. Aurora Water provided a sanitary sewer conformance letter indicating no sanitary sewer improvements are necessary for this project and that they can provide sanitary sewer service to the property. The City of Greenwood Village provided comments with concerns regarding the anticipated additional runoff to the regional drainage facility to the east of the site, which is within Greenwood Village City limits, and maintained by the Hampden Town Center Owner's Association. The applicant provided a response indicating they are in communications with the Hampden Town Center Owners Association and the HOA about the proposal and development and will continue to coordinate if this application is approved. A drainage study will be required with any future Administrative Site Plan application and no site plan can be approved unless the project meets drainage standards set by the County and SEMSWA.

The site is served by two existing streets, South Boston Street and South Dallas Street. South Boston is within the City and County of Denver and South Dallas is within the City of Greenwood Village. The engineering staff report indicates all public streets shall be completed with curb, gutter, sidewalk, and pavement that shall be constructed in accordance with the governing jurisdictions. Staff received comments from the Greenwood Village Community Development Department, acknowledging South Dallas is in their jurisdiction but did not have specific comments at this time. Staff did not receive any formal comments from the City and County of Denver. The applicant provided a response indicating they are in communication with the appropriate parties for proposed right-of-way improvements for South Dallas Street.

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposed development aligns with the density and land use for the Dayton Station Transit Area. The surrounding properties include 3-story townhomes to the north along East Mansfield Avenue, 2-story townhomes to the west along South Boston Street, and a regional drainage area to the east. South of the site is an existing RTD Park and Ride parking lot. The townhomes to the west on South Boston Street sit at a higher elevation than the proposed development site, which will help create a natural transition in building height within the neighborhood. Additionally, a drainageway between the northern boundary of the site and Dayton Station Townhomes will act as a natural buffer for the new development.

5-3.2.B.3 Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The Arapahoe County Sheriff's Office noted the response time by the Arapahoe County Sheriff's Office will be delayed due to the isolation of this property from other unincorporated areas of Arapahoe County. While our Arapahoe County Sheriff's Office response times might be delayed, they do have the ability to request assistance from Denver, Aurora and Greenwood Village Police Department in the event of a time-sensitive emergency. Arapahoe County Sheriff's Office of Emergency Management did not have any concerns. South Metro Fire District had no objection to the proposed rezoning. Cherry Creek School District provided a letter indicating the district has the capacity to serve the future residents of this development and will be requesting cash-in-lieu of land dedication for schools at the time of an ASP application.

Due to the isolation of this property in the County, and the property is surrounded by neighboring jurisdictions that provide recreation, Arapahoe County Open Spaces is requesting cash-in-lieu at the time of an ASP application. Arapahoe County Open Spaces acknowledges that the cash-in-lieu amount would be best utilized by the City of Greenwood Village as the closest County recreation provider and closest park location to the development. Staff did not receive comments from the Arapahoe County Library District.

5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers, are in close proximity to one another.

The property is located within a well-established TOD neighborhood, offering convenient access to a balanced mix of uses that support current and future residents of Arapahoe County and neighboring jurisdictions. Nearby amenities include employment centers, diverse housing options, and recreational destinations such as Kennedy Dog Park, Kennedy Soccer Complex, Greenwood Village Mountain Bike Trail, Village Greens North Trail, and Cherry Creek Trail. Additionally, commercial and retail hubs along East Hampden Avenue are within close proximity, enhancing access to daily services and leisure activities.

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The Traffic Impact Study (TIS) acknowledges increased vehicle trips and states, "It was determined that the existing roadways can accommodate the estimated traffic volumes for buildout conditions." Noise is expected to increase during construction, but after construction is complete, the noise anticipated is minimal when compared to the existing, adjacent residential and transportation uses. The site is not located within an airport influence area and is not located within a floodplain.

5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

Access to the site is proposed from South Dallas Street. Internal circulation and site layout will be further detailed during the ASP process. The applicant has indicated that pedestrian connectivity will be provided through sidewalks along South Dallas Street. The site is located within one-quarter mile of the Dayton Station Light Rail stop and is also served by RTD bus stops along South Yosemite Street at Mansfield Avenue and Nassau Avenue. As mentioned above, there are nearby trails, enhancing non-vehicular connectivity and recreational access for future residents.

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

The site currently contains limited vegetation, mostly overgrown various weeds and grasses, which are expected to be removed during construction. Landscaping will be required to per the Arapahoe County LDC and identified at the time of an ASP application. The property does not contain any significant topographical features, streams, or lakes, minimizing the potential for disruption to natural physiographic elements. Colorado Geological Survey (CGS) has no objection to the approval of this rezoning application provided all of CGS's recommendations are adhered to throughout the project design and construction. CGS will receive a referral request at the time of an ASP application, if this application is approved.

5-3.2.B.8 Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The rezoning application does not require specifics of landscaped open areas. The applicant has indicated the proposed layout is designed to reflect the character of the surrounding neighborhood, with front entrances oriented towards South Dallas Street and building sides facing Boston Street and East Mansfield Avenue, consistent with existing development

patterns. The applicant has also indicated the development will include landscaping along Boston Street, South Dallas Street and throughout the site. The townhomes to the west on South Boston Street sit at a higher elevation than the proposed development site, which will help create a natural transition in building height within the neighborhood and preserve mountain views.

5-3.2.B.9 Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The applicant has indicated the site will provide approximately 40 percent open space, when only 20 percent is required per the LDC. This development proposes to provide shared outdoor space for its residents. As mentioned previously, the site is located near several trails and recreation areas.

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and is in general conformance with the Arapahoe County Comprehensive Plan.

The application complies with the requirements of the LDC and is in general conformance with the Comprehensive Plan as stated above.

### 3. Referral Comments

Comments received during the referral comment period and throughout the review of this application are attached to this report (Attachment B). There are no outstanding comments from referral agencies.

Staff received one phone call from a citizen who expressed concerns about the existing parking on South Dallas Street and on-site security for the development. Staff received written comments from another resident expressing concerns parking, maintenance, and drainage (Attachment C).

### **STAFF FINDINGS**

Staff has reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

- 1. The proposed Dayton Station TOD Conventional Rezone is in general conformance with the Arapahoe County Comprehensive Plan.
- 2. The proposed Dayton Station TOD Conventional Rezone meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-3.2 for consideration and approval of a Rezoning application under the Land Development Code.

### **STAFF RECOMMENDATION**

Considering the findings and other information provided herein, Staff recommends approval of Case No. CZ25-001, Dayton Station TOD Conventional Rezone to R-MF, subject to the following conditions of approval:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

### Alternatives

The Planning Commission has alternatives that include the following:

- 1. Recommend approval of the proposed rezoning application.
- 2. Continue to a date certain for more information.
- 3. Recommend denial of the proposed rezoning application.

### CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending conditional approval of this case.

### PLANNING COMMISSION DRAFT MOTIONS

### Recommend Conditional Approval

In the case of CZ25-001, Dayton Station TOD Conventional Rezone, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following condition:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

Below are Draft Motions that can be used as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination.

### Recommend Denial

In the case of CZ25-001, Dayton Station TOD Conventional Rezone, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend denial this application based on the following findings:

1. State new findings in support of denial as part of the motion.

### Continue to Date Certain:

In the case of CZ25-001, Dayton Station TOD Conventional Rezone, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.



#### PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF

Director

### **Planning Commission's Summary Report**

Lima Plaza 6924 South Lima Street Centennial, Colorado 80112-3853 720-874-6500 arapahoeco.gov

Date: November 18, 2025

**To:** Arapahoe County Planning Commission

From: Sue Liu, PE., Engineering Services Division

Case name: CZ25-001 Dayton Station TOD Conventional Rezone



### **Purpose and Recommendation**

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

### **Scope/Location:**

ARD CO Dayton Station LLC (Avanti Residential), is requesting approval for the rezoning application for an approximately 5.77-acre vacant site in the Hampden Town Center

Subdivision, northwest of Dayton Station in unincorporated Arapahoe County (Parcel #2075-03-3-04-004). Avanti Residential is seeking to rezone this vacant parcel within a Transit-Oriented Development (TOD) area from A-1 to Residential Multi-Family (R-MF) and is seeking to develop the subject property with for-rent townhomes.

It lies northwest of the Dayton and I-225 light rail station (Dayton Station), at the southwest corner of Mansfield Avenue and S. Dallas Street. Formerly part of Greenwood Village, the site was de-annexed in 2024 and is now located in unincorporated Arapahoe County.

The proposed access is off S. Dalla Street.

### Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

- 1. This application is for Conventional Rezone (CZ). It is the zoning component of a two-part PUD process. The CZ relies on preliminary design components, all civil construction plans and final design will accompany the second part of the PUD process, the Administrative Site Plan (ASP). The preliminary design reflected in the CZ and drainage reports may change along slightly with the final design and analysis or amendments to the CZ may be required. At the time of ASP, full site analysis will be required including but not limited to Phase 3 drainage report (with design elements), civil site construction plans, and grading plans.
- 2. This development lies within the boundaries of the following jurisdiction:
  - Southeast Metro Stormwater Authority (SEMSWA)
  - Mile High Flood District (MHFD)
  - South Metro Fire Rescue District (SMFR)
- 3. The site lies within Lower Cherry Creek drainage basin.
- 4. Right-of-Way adjacent to this development are within jurisdictions as follows:
  - City of Greenwood Village for S. Dallas St and
  - City and County of Denver for S Boston St.
- 5. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the governed jurisdictions.
- 6. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site public improvements, at time of the Administrative Site Plan.

# Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

- 1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
- 2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
- 3. The applicant agrees to address comments issued by adjacent jurisdictions.



August 19, 2025

Arapahoe County Public Works and Development Atten: Kat Hammer, Planning Services 6924 S Lima St Centennial, CO 80112

RE: Q25-052 Dayton Station Rezone Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, August 18, 2025, from 5:00PM-6:00PM, at the Hampden Branch Library to share Avanti Residential's rezoning proposal for an approximately 5.77-acre vacant parcel at the southwest corner of E. Mansfield Ave and S. Dallas Street in unincorporated Arapahoe County.

There were 3 members from the development/ consultant team who attended in person:

- Alisha Hammett, Zipper Line Strategies
- Kyle Henderson, Avanti Residential
- Anthony Blout, Avanti Residential

There were 9 community members who attended the meeting, their names and contacts are attached to this meeting summary.

Alisha Hammett with Zipper Line Strategies presented a slideshow explaining the history of the site, the rezoning request from A-1 to R-MF, the proposed R-MF text amendment to Arapahoe County's Land Development Code, conformance with the Comprehensive Plan, and information about Arapahoe County's missing middle housing needs, and should the rezoning be successful the anticipated development plan for the site. After the presentation, there were several questions and concerns from the community members in attendance including:

- Parking and traffic concerns along Boston St and Dallas St
- Concerns with who will provide fire life safety and police
- Questions about whether the townhomes will be sprinklered
- Property management and tenant management
- Questions about drainage
- Request to remove the barbed wire fence along the Boston side of the property

Residents generally expressed satisfaction that site access is not being proposed from Boston Street. They were also pleased to learn that any future townhomes developed on the site would be situated approximately 15 feet lower than both Boston Street and their existing townhomes. Concerns were raised regarding the amount of on-street parking along Dallas Street. IMT's practice of unbundling parking has led some residents to opt for street parking. Additionally, transients often park in front of the vacant lot. In response, the developer agreed to initiate discussions with



IMT regarding parking in front of Avanti's property and will also engage with the County and Greenwood Village about the possibility of installing "No Parking" signs along the Dallas Street frontage.

Several attendees were residents of the Cherry Creek Townhomes located west of Boston Street. They expressed interest in inviting the development team to a future meeting to further discuss the proposed project. Additionally, a resident from Town Center Terrace, the condominiums northeast of the site, requested a meeting between the developer and their HOA to review the rezoning plans. The developer confirmed their willingness to meet with any group that extends an invitation.

The development and consultant team addressed all questions to the best of their ability, and it appeared that all concerns were resolved during the meeting.

### Dayton Station Q25-052 Neighborhood Outreach - Sign-In Sheet 08.18.2025

NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Bob & Jamie	9164 E Lehi	gh Denver, 8023	303 ] 6942405	rwmitchell38@gmail.con icmitchell47@gmail
Mitchell				9
Julie Allison	9147 F. Mansfield	Denver, Co lue 80237	1130000	Herbinajka@centurylink.n
Vince Pascaler	3852 \$302	Anrora, Co 80014	303-842 3069	Uhppp3@5mail.com
Rivka Watkins & Kerry Halladay	9004 E Lehigh Ave	Denver 80237	951-533- 6530	Adm Yrrela@gmail.com
Doug Centrach	3949 S. Boston	Denuer 80237	303-907 0717	Hoden Gal. Com
Sherry Clark	9224 ELehigh	Denver 80237	720 437 1455	onestopec egnail, con
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# DAYTON STATION REZONING

UNINCORPORATED ARAPAHOE COUNTY, COLORADO (Q25-052)

NEIGHBORHOOD MEETING AUGUST 18, 2025

### **AVANTI RESIDENTIAL**

### **MULTIFAMILY INVESTOR, OPERATOR & DEVELOPER**

Location: Denver, Colorado

### **HIGHLIGHTS**

- Strives to embrace and enhance the communities in which we live, work and do business
- Owns and operates several multifamily communities in Colorado, Arizona, Utah, Kansas, Tennessee and Florida





# Vicinity Map



# **Site History**

# UNINCORPORATED ARAPAHOE COUNTY

- Site was de-annexed from Greenwood Village in 2024 and was default zoned A-1
- Cannot be annexed into Denver
- Explored annexation into Aurora but City wanted high density apartments in the TOD area



# **Zoning Map**

### **REZONE REQUEST**

- Rezone request to Residential Multi-Family (R-MF)
- Arapahoe County is proposing an amendment to the Land Development Code (LDC) with a new R-MF zone district. Passed Planning Commission on July 15 and goes before BOCC September 9
- Site is mapped by County as an eligible area for rezone



# Residential Multi-Family (R-MF)

### **REZONE REQUEST**

- The purpose of the R-MF district is to establish and preserve residential districts that are appropriate for higher-density multifamily housing and neighborhood-serving commercial uses.
- The R-MF district is intended to be conveniently located near collector and arterial streets, with easy access to major employment and activity centers, and public amenities or complementary uses and activities such as schools, parks, open space, and public transit

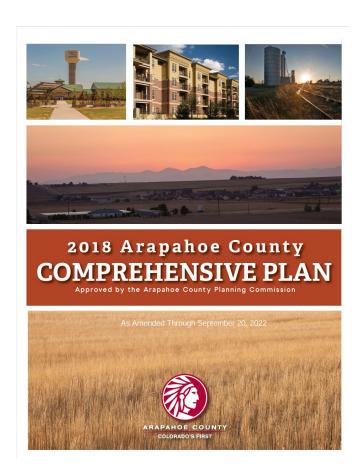


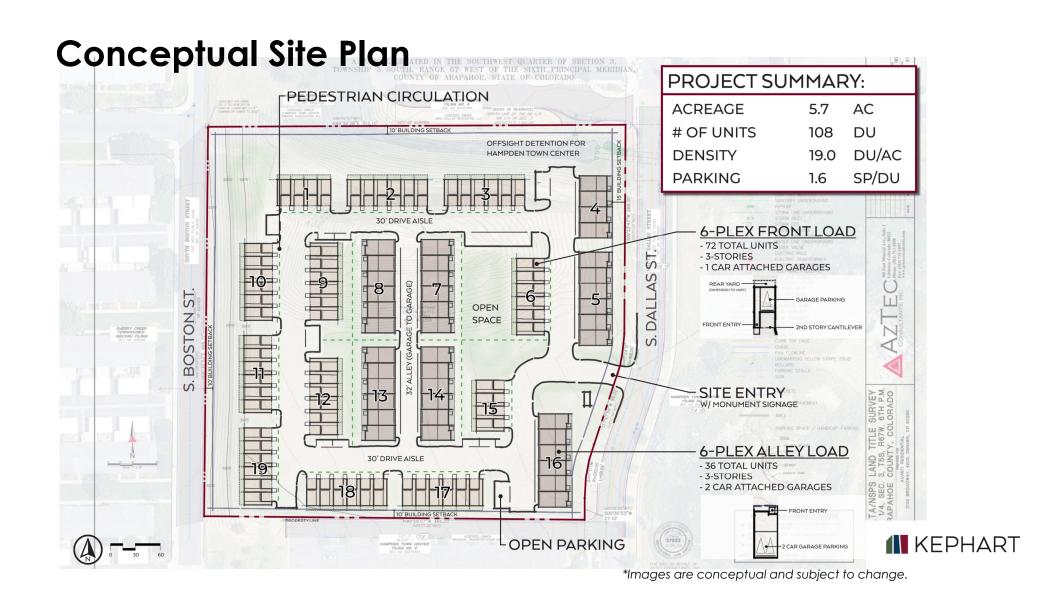
# **Arapahoe County**

2018 Comprehensive Plan

### **PLAN SUPPORT**

- Policy GM 1.2 Encourage Infill Development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services (p.40)
- GOAL NL 2 Ensure Compatibility between New Development and Existing Neighborhoods (p.70)
- Policy TM 2.2 Support Public Transit- Strategy TM 2.2(d) - Create a Land Use Pattern to Support Transit in Designated Growth Areas (p.92)





# **County Housing Needs**

### **ARAPAHOE COUNTY 2019 HOUSING STUDY**

- Lacking 5,114 "missing middle" housing units (p.22)
- Persistent gap in both rental and for-sale housing across all income brackets (p. 24)
- Many middle-income renters, those earning over \$73,000 annually do not qualify for affordable housing programs but still face challenges saving for homeownership





# **Next Steps**



1

Public Outreach + Neighborhood Meeting



4

County Schedules Public Hearings + Notices



2

Formal Rezoning Application to County September 2025



5

Public Hearings at Planning Commission + Board of County Commissioners (before the end of the year)



3

County Review + Referral



# Thank you.

### **CONTACTS**

- Alisha Kwon Hammett Zipper Line Strategies <u>alisha@zipper-line.com</u> 720-296-5187
- Kat Hammer
   Arapahoe County Public Works &
   Development- Planning Division
   <a href="mailto:KHammer@arapahoegov.com">KHammer@arapahoegov.com</a>
   720-874-6650

### AFFIDAVIT OF MAILING

I hereby certify under oath that the attached letter was mailed to all property owners, HOAs, and neighborhood groups on the
Alisha Hammett  Printed Name  Signature
B/1/2025  Date
State of Colorado ) ) ss.
County of <u>Denver</u>
Subsrcribed and sworn before me thisday ofAugust, 2025
by Bri Hney S. Howe (Print Notary Name Here) (Notary Public Signature Here)

BRITTNEY S HOWE

NOTARY PUBLIC

(NOTARY ID 20034010295

MY COMMISSION EXPIRES JUNE 13, 2027

BRITTNEY S HOWE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034010295
MY COMMISSION EXPIRES JUNE 13, 2027

and

### **Notice of Neighborhood Outreach**

August 1, 2025

Zipper Line Strategies 1475 Dahlia St Denver, CO 80220

RE: Q25-052 - Dayton Station Transit Oriented Development

Location: Southwest corner of Mansfield Ave and S Dallas St in unincorporated Arapahoe County

Dear Neighbor,

Please be advised that Zipper Line Strategies (applicant), on behalf of Avanti Residential (owner), has had a presubmittal meeting with Arapahoe County for **Q25-052** - **Dayton Station Transit Oriented Development** on the above-referenced property.

Avanti Residential is seeking to rezone their property from Agricultural 1 (A-1) to Residential Multi-Family (R-MF) to accommodate a future 108-unit for-rent townhome community with 172 parking spaces. This neighborhood outreach is the first step of the rezoning process. A formal rezoning application will be submitted to the County for review and then will be referred onto Planning Commission who will make a recommendation to the Board of County Commissioners, who will vote on final determination of the rezoning application. Should the rezoning application be successful, Avanti Residential and their design team will submit an



Figure 1: Vicinity Map

Administrative Site Plan to the County for review and approval.

Neighborhood outreach will be conducted on the referenced application at:

Time: 5:00PM-5:50PM

Date: Monday, August 18, 2025

Location: Hampden Branch Library, 9755 E. Girard Ave. 80231

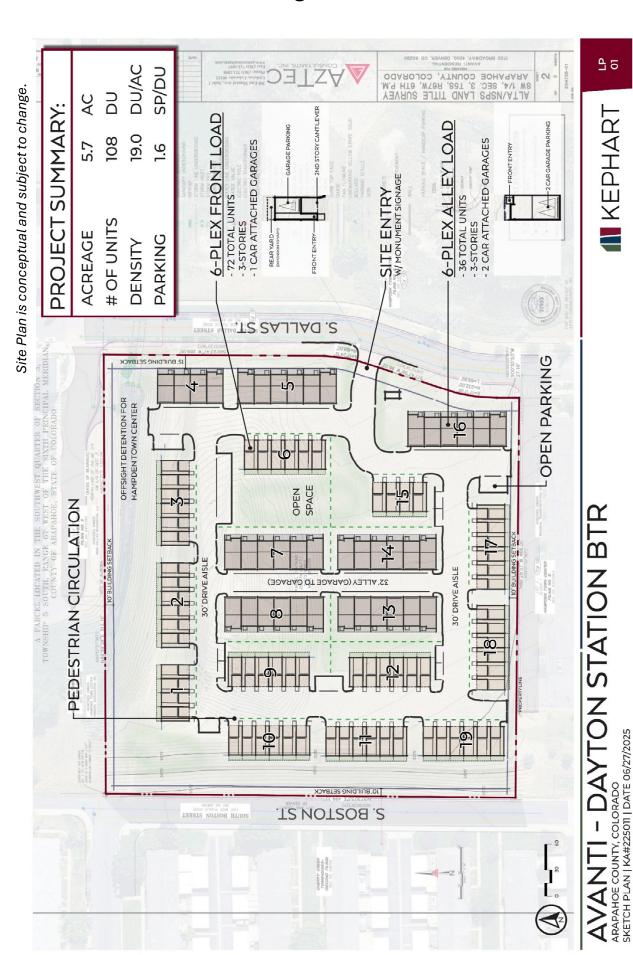
Room: Hampden Community Room

As a neighboring landowner and member of the public you are encouraged to participate in this neighborhood outreach. For more information about this application, please contact: Alisha Hammett, Zipper Line Strategies, 720-296-5187 or at alisha@zipper-line.com. If you cannot reach the applicant, please contact Kat Hammer, Planning Division, PWD Department, Arapahoe County Government at 720-874-6650.

Sincerely,

Alisha Kwon Hammett, Zipper Line Strategies

### **Notice of Neighborhood Outreach**



### POSTING INSTRUCTION FORM A

### **Arapahoe County Public Works and Development**

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

### SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS <u>PRIOR</u> TO NEIGHBORHOOD OUTREACH

(<u>DO NOT</u> INCLUDE THE DAY OF OUTREACH IN YOUR FORM SUBMISSION DEADLINE CALCULATIONS)

Case No: Q25-052 Case Name: DAYTON STATION Case Manager: KAT HAMMER



Attached is a photo of a sign/signs erected on the following described property:	Boston St.
The sign is facing:	Boston St.
The sign is legible from said right-of-way:	Boston St.

### POSTING INSTRUCTION FORM A

### **Arapahoe County Public Works and Development**

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

### SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS <u>PRIOR</u> TO NEIGHBORHOOD OUTREACH

(<u>DO NOT</u> INCLUDE THE DAY OF OUTREACH IN YOUR FORM SUBMISSION DEADLINE CALCULATIONS)

Case No: Q25-052 Case Name: DAYTON STATION Case Manager: KAT HAMMER



Attached is a photo of a sign/signs erected on the following described property:	SW Corner of Mansfield Ave and Dallas St
The sign is facing:	Mansfield Ave and Dallas St at the intersection
The sign is legible from said right-of-way:	Dallas St and Mansfield Ave

### POSTING INSTRUCTION FORM B

### Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 - 720-874-6650 - arapahoegov.com

SUBMIT THIS FORM TO THE PLANNING DIVISION ON THE FIRST BUSINESS DAY PRIOR TO NEIGHBORHOOD OUTREACH

Case No: O25-052

Case Name: DAYTON STATION

Case Manager: KAT HAMMER





LEGAL DESCRIPTION OF PROPERTY: LOT 4, BLOCK 1, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

I hereby certify, under oath, that the above-described property was posted continuously for a period of 15 days from August 1, 2025 to August 18, 2025

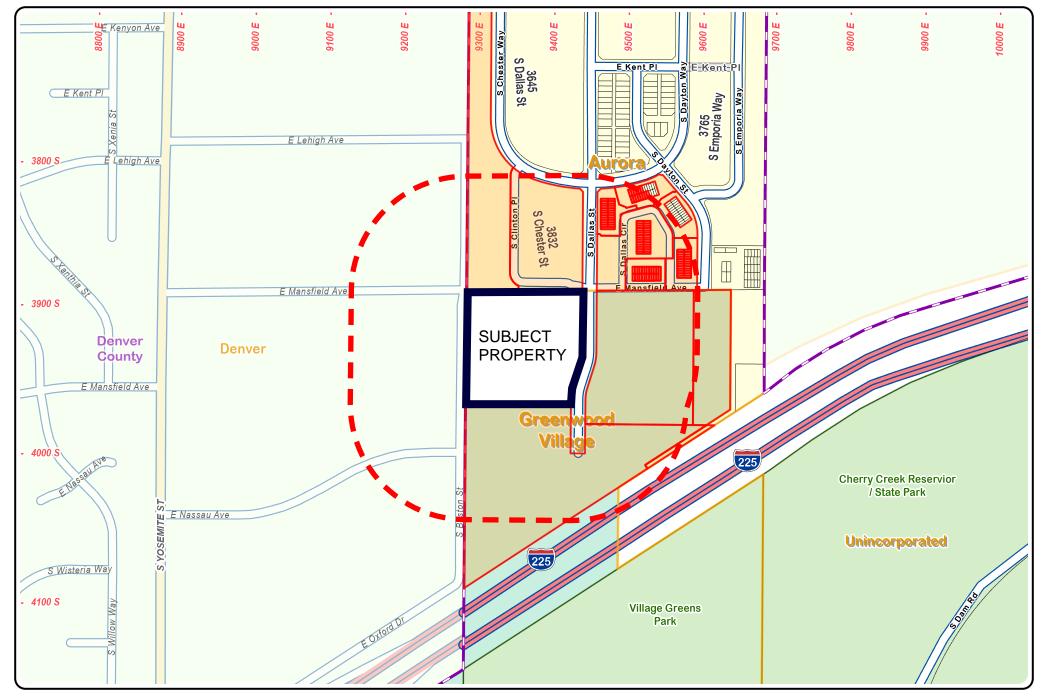
Name: Alisha K Hannel Signature

State of Colorado)

Subscribed and sworn before me this day of Mgust By MND HENNED (Print Notary Name)

ARTURO HERRERA JR **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 19984013405 MY COMMISSION EXPIRES SEPTEMBER 12, 2027

(Notary Public Signature)



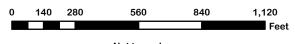
Arapahoe County assumes no responsibility or liability to any user.

### APO Map 510ft



THIS MAP IS NOT A LEGAL DOCUMENT It is intended to serve as an aid in graphic representation only. **Map Location** 

#### Created by ArapaMAP Arapahoe County makes no representation or warranty as to the accuracy of this map or the data that it displays.



Not to scale

3852 SOUTH DALLAS STREET #107 LLC 1022 11TH ST GREELEY CO 80631-3818 3854 S DAYTON WAY LLC 10492 RIVINGTON CT LONE TREE CO 80124-5586 3899 DALLAS RESIDENTIAL LLC 375 S BROADWAY UNIT 200 DENVER CO 80209-1522

ADIMULAM RAGHU JAYANTH, ADIMULAM DEEPTHI 3872 S DALLAS ST UNIT 7-208 AURORA CO 80014-7420 ANDERSON FAMILY PARTNERSHIP LLLP 806 E 19TH AVE DENVER CO 80218-1026 ANSSES PROPERTY HOLDINGS LLC 7251 S QUINTERO ST FOXFIELD CO 80016-1659

ARO MARIE E 3875 S DAYTON ST UNIT 201 AURORA CO 80014-7416 ARUNACHALAM SUDHA 3767 S DAYTON ST AURORA CO 80014-7211 BAILEY PAUL M, BAILEY SUSAN 400 MAGNOLIA AVE MELBOURNE BEACH FL 32951-2048

BAUGHMAN MARIA B 3875 S DAYTON ST UNIT 101 AURORA CO 80014-7417 BJELANOVIC ZELJKA 3852 S DALLAS ST UNIT 306 AURORA CO 80014-7426 CHENG LIANG, LIU TAO 755 OLD STONE DR HIGHLANDS RANCH CO 80126-2116

CHUN KOOK, OH HAN-NA 952 IRVIN RD HUNTINGDON VY PA 19006-8506 DALLAS 107 LLC 15271 E HIALEAH PLACE AURORA CO 80015-2274 DANIEL SARAH NICOLE 3854 S DAYTON WAY UNIT 105 AURORA CO 80014-7267

DANNENBERG BENJAMIN 9481 E MANSFIELD AVE UNIT 302 AURORA CO 80014-7412

DEMIDIONOK ALEXANDER 2681 ROOSEVELT BLVD UNIT 6212 CLEARWATER FL 33760-2983 DOBBINS FRANK L 3875 S DAYTON ST UNIT 308 AURORA CO 80014-7415

DONAT BETSY C 9481 E MANSFIELD AVE UNIT 102 AURORA CO 80014-7413 DONG YUE 3852 S DALLAS ST UNIT 207 AURORA CO 80014-7428 DUNNING PAUL THOMAS 7013 BOREAL DR COLORADO SPRINGS CO 80915-3754

ERIC AND NANETTE KORTZ REVOCABLE TRUST 17502 NE77TH ST VANCOUVER WA 98682-5140 GANAPATHY KUMARAGURUBARAN 3872 S DALLAS ST UNIT 7-202 AURORA CO 80014-7420 GARRETT T THOMASSON REVOCABLE TRUST 9481 E MANSFIELD AVE UNIT 103 AURORA CO 80014-7413

GHOSH SWATI, NEDUMARAN BALACHANDAR 3872 S DALLAS ST UNIT 7-108 AURORA CO 80014-7419 GONGLACH PETER J, GONGLACH ROBERT P, GONGLACH VICTORIA A 3875 S DAYTON ST UNIT 102 AURORA CO 80014-7417 GOOLSBY MOON J 3866 S DALLAS CIR UNIT 202 AURORA CO 80014-7424

GRISSOM KELLI T 3852 S DALLAS ST UNIT 305 AURORA CO 80014-7426 GUPTA SAURABH 3875 S DAYTON ST UNIT 301 AURORA CO 80014-7415 HAMAN ADAM MICHAEL 1046 S RACE ST DENVER CO 80209-4613 HAMPDEN TOWN CENTER OWNERS ASSOCIATION 6140 S GUN CLUB RD UNIT K6 296 AURORA CO 80016-5308 HE MINGFANG, WANG YULING 3852 S DALLAS ST UNIT 208 AURORA CO 80014-7428 HILL ROLAND 3854 S DAYTON WAY UNIT 9-305 AURORA CO 80014-7259

HITCHNER PHILLIP W, SAMPSON JESSICA J 1520 E CORNELL AVE ENGLEWOOD CO 80113-3071 HOFFMAN PAUL G 35 ALYSSUM AVE HUNTINGTON NY 11743-5610 HOOKER ROBERT M, HOOKER WANITA A 3852 S DALLAS ST UNIT 8101 AURORA CO 80014-7425

HRYNEVICH ALECSEY, HANCHAROVA ANNA 19176 E LOW DR AURORA CO 80015-3192 JAGANNATHAN PRASHANT, BISWAS ARPITA 2526 WILDHORSE DR SAN RAMON CA 94583-2440 JAIYA ARSHDEEP, JAIYA RAMAN 3872 S DALLAS ST UNIT 7-302 AURORA CO 80014-7421

JAYASANKAR BALAKRISHNAN, NARAYANAN SARANYA VAIYAVOOR 3852 S DALLAS ST UNIT 8-106 AURORA CO 80014-7429 JIANG RUIYUAN 22093 E QUARTO PL AURORA CO 80016-7019 JUNG JULIA EUNJOO 16848 E PEAKVIEW AVE AURORA CO 80016-5044

KAMAT HEMANT 6025 S IOLA WAY ENGLEWOOD CO 80111-5704 KIM JOANNE 3854 S DAYTON WAY UNIT 208 AURORA CO 80014-7266 KUNDALIA FAMILY REVOCABLE TRUST 751 BATTERSEA DR SAINT AUGUSTINE FL 32095-8438

KWON EUN CHU ELIZABETH 3872 S DALLAS ST UNIT 7-305 AURORA CO 80014-7421 LEE SANGWOOK, LEE IRENE 6076 S JAMAICA WAY ENGLEWOOD CO 80111-5720 LEIGHTON BRIAN K & JULIE K 3852 S DALLAS ST UNIT 201 AURORA CO 80014-7428

LI HONG 2808 MACON WAY DENVER CO 80238-4008 LIM HOO IG 9285 E VASSAR AVE DENVER CO 80231-7642 LIN WEI MING 10687 JEWELBERRY CIR HIGHLANDS RANCH CO 80130-8933

LOPEZ ARMANDO 3875 S DAYTON ST UNIT 108 AURORA CO 80014-7417 MACMILLAN AUSTIN CHARLES 9481 E MANSFIELD AVE UNIT 206 AURORA CO 80014-7268 MILLETT JONATHAN D, KARMISHINA OXANA D 3852 S DALLAS ST UNIT 102 AURORA CO 80014-7429

MINICK SAMUEL T 9302 WHEELER CTR HIGHLANDS RANCH CO 80126-3410 MODZELEWSKI VERA 6390 S PONDS WAY LITTLETON CO 80123-6547 NEMANOV LEONID 3852 S DALLAS ST UNIT 8-105 AURORA CO 80014-7429

NIU RUI 7500 E QUINCY AVE UNIT H306 DENVER CO 80237-3224 PAK JACOB K 5040 S EL CAMINO DR ENGLEWOOD CO 80111-1122 PAK PETER J, KIM-PAK TINA U 9481 E MANSFIELD AVE UNIT 203 AURORA CO 80014-7297 PANKAJ VASHI REVOCABLE TRUST, DA SILVA CRAIG ALFRED 9481 E MANSFIELD AVE UNIT 207 AURORA CO 80014-7297 PAPYAN LILIT 3875 S DAYTON ST UNIT 206 AURORA CO 80014-7416 PASCALE VINCENT H III 3852 S DALLAS ST UNIT 8-302 AURORA CO 80014

PEARLSTEIN SARAH DANIELLE, PEARLSTEIN MATTHEW RYAN 3875 S DAYTON ST UNIT 107 AURORA CO 80014-7417 PETERSEN CHRISTINA 3872 S DALLAS ST UNIT 7-205 AURORA CO 80014-7419 PIELOW MICHAEL J, DING LINGHUA 3872 S DALLAS ST UNIT 7-308 AURORA CO 80014-7419

RAJAKKANNU BALAKUMARAN MANIKKAM 3852 S DALLAS ST UNIT 8-103 AURORA CO 80014-7429 RATHINAVELU SARAVAN, NATARAJAN CHITRA 6192 S NOME CT CENTENNIAL CO 80111-5854 REGIONAL TRANSPORTATION DIST 1600 BLAKE ST DENVER CO 80202-1324

RUIZ FRANCISCO TALAVERA 3875 S DAYTON ST UNIT 103 AURORA CO 80014-7417 SAIDANI OUSSEM, AKMOUCHE THIZIRI 3852 S DALLAS ST UNIT 202 AURORA CO 80014-7428 SALOHIDDINOV TOLIBJON 24338 E ADA AVE AURORA CO 80018-4692

SAMBUU TUMENTSOGT 9481 E MANSFIELD AVE UNIT 306 AURORA CO 80014-7412 SCHUBE KARLY 9481 E MANSFIELD AVE UNIT 301 AURORA CO 80014-7412 SEDERDAHL JOHN C 3854 S DAYTON WAY UNIT 9-207 AURORA CO 80014-7266

SHAIK MANSOOR ALI 3854 S DAYTON WAY UNIT 101 AURORA CO 80014-7267 SHEN CHAO 3371 S IRVING ST ENGLEWOOD CO 80110-1815 SHRESTHA SHUBHEKSHA, SHRESTHA RAMESH NARAYAN 3875 S DAYTON ST UNIT 304 AURORA CO 80014-7415

SOLTIS CHIMERE 3852 S DALLAS ST UNIT 8-308 AURORA CO 80014-7426 SOUKHOVEI VLADISLAV 12795 CLERMONT ST THORNTON CO 80241-3053 STOCK AMIR, STOCK BELLA 18 CHEROKEE LN COMMACK NY 11725-4604

STOELZEL EVAN, STOELZEL JENNIFER 3875 S DAYTON ST UNIT 307 AURORA CO 80014-7415 SUDEEP AHLUWALIA LIVING TRUST 3024 S ELMIRA CT DENVER CO 80231-4714 SUH HOJUNG 3852 S DALLAS ST UNIT 8-203 AURORA CO 80014-7428

SUNSHINE TRUST 6341 STABLE VIEW ST CASTLE PINES CO 80108-9549 THANGAVEL ARANGARAJAN 1432 PRAIRIE CLOVER RD PROSPER TX 75078-3361 THOMAS AND ANDRIA WHITE TRUST 17968 E DORADO AVE CENTENNIAL CO 80015-3085

THOMASSON THOMAS E & JENNIFER K 2445 S LEYDEN ST DENVER CO 80222-6333 TOWN CENTER TERRACE HOMEOWNERS ASSOCIATION 18695 PONY EXPRESS DR UNIT 4160 PARKER CO 80134-1669 TRICHLER TODD, TRICHLER HEIDI 9322 AUTUMN ASH CT LITTLETON CO 80126-8612 TUMURBAT TEMUULEN, BAYARTSAIKHAN BATCHIMEG 3852 S DALLAS ST UNIT 304 AURORA CO 80014-7426 UHLAR CRYSTAL POWELL 3872 S DALLAS ST UNIT 7-301 AURORA CO 80014-7419 VARRE DURGA ANIL KUMAR, VANAPALLI KIRTI PRIYANKA 6729 CROSS BRIDGE CIR CASTLE ROCK CO 80108-9525

VELAMATI RAJESH K, NEKKALAPUDI SUSHMA 19003 E PINEWOOD DR AURORA CO 80016-3832 VIA DALLAS LLC 6783 W PRINCETON PL DENVER CO 80235-3069 WAGNER BERTRAM 36 ALYSSUM AVE HUNTINGTON NY 11743-5608

WAGNER JONAS J & GALI 4 SEWARD DR DIX HILLS NY 11746-7908 WAGNER JONAS J, WAGNER GALI 4 SEWARD DR DIX HILLS NY 11746-7908 WANG YONG, MA JIHONG 3852 S DALLAS ST UNIT 303 AURORA CO 80014-7426

WANG YUN, TONG MIN 5992 S JAMAICA CIR ENGLEWOOD CO 80111-5747 WASHINGTON CONSTANCE E & SHANKLE JUSTIN M 3872 S DALLAS ST BLDG 7-102 AURORA CO 80014-7419

WESTON LINDSEY PAGE 3852 S DALLAS CIR BLDG 8-206 AURORA CO 80014-7254

WHELAN MAURA COLLEEN 3852 S DALLAS ST UNIT 8-307 AURORA CO 80014-7426 WIRTHS CRAIG A, WIRTHS LUCIA R 3852 S DALLAS ST UNIT 205 AURORA CO 80014-7428 WOODRUFF DAVID S, WOODRUFF ANDREA B 7 CHERRY HILLS FARM CT CHERRY HILLS VILLAGE CO 80113-7100

XU XUESHENG, GAO DEXIANG 6081 S PARIS ST ENGLEWOOD CO 80111-4120 YANOVICH SVIATLANA, YANOVICH ANDREI 9481 E MANSFIELD AVE UNIT 303

AURORA CO 80014-7412

YIM HANNAH 15030 E POUNDSTONE PL AURORA CO 80015-4203

ZALESSKY INNA 3872 S DALLAS ST UNIT 7-105 AURORA CO 80014-7422

ZULANAS RAYMOND PHILLIP Jr, WILLER TAYLOR ELIZABETH 3854 S DAYTON WAY UNIT 9-108 AURORA CO 80014-7267 CHERRY CREEK TOWNHOMES 9135 E MANSFIELD AVE DENVER CO 80237

FARLEY,PATRICIA A 5605 YOUNGFIELD ST ARVADA CO 80002 STAMPS,DELLA A 9118 E LEHIGH AVE DENVER CO 80237

PASQUARIELLO, JAIME L 9120 E LEHIGH AVE DENVER CO 80237 KHADEMI,NAVID 9122 E LEHIGH AVE DENVER CO 80237 LEHIGH VENTURES LLC 1942 BROADWAY BOULDER CO 80302

BECKER FAMILY TRUST 4506 S YOSEMITE CT GREENWOOD VILLAGE CO 80111 LEIFSON, ANDREW J 9202 E LEHIGH AVE DENVER CO 80237 PLA,ELSA E 9204 E LEHIGH AVE DENVER CO 80237

MADRID,LORINE W 9206 E LEHIGH AVE DENVER CO 80237 HOSSEINI, DARBAGHI, SIMIN HAJY 9208 E LEHIGH AVE DENVER CO 80237 EBRAHIMI,MARYANN 8300 E PRENTICE AVE GREENWOOD VILLAGE CO 80111

BARNES,PAIGE ELIZABETH; WOLFF,DANIEL WAYNE 9212 E LEHIGH AVE DENVER CO 80237

TRUJILLO,PAUL A; EDWARDS,JESSICA L 801 ENGLEWOOD PKWY ENGLEWOOD CO 80110 ACE REAL ESTATE CO 9787 BURBERRY WAY HIGHLANDS RANCH CO 80129

SCHECHTER,IAN MICHAEL 9218 E LEHIGH AVE DENVER CO 80237 KAUR,MANMOHAN 13801 ROSEMARY ST THORNTON CO 80602 BECKER FAMILY TRUST 4506 S YOSEMITE CT GREENWOOD VILLAGE CO 80111

CURRY,SARAH 9244 E LEHIGH AVE DENVER CO 80237 GEISSINGER,CHRISTOPHER G; GEISSINGER,BRITTANY L PO BOX 4201 PARKER CO 80134 FOLEY, JAMES E 9240 E LEHIGH AVE DENVER CO 80237

CAL,PETER 9238 E LEHIGH AVE DENVER CO 80237 MARTINEZ,VICTORIA N 9236 E LEHIGH AVE DENVER CO 80237 CROY,DUSTIN 9234 E LEHIGH AVE DENVER CO 80237

LATIF,KHUBAIB 9232 E LEHIGH AVE DENVER CO 80237 BAGGETT,BILLIE ANN; BAGGETT,BILLIE ANN 8372 E AMHERST CIR DENVER CO 80231 KERNS,ADRIAN D 9228 E LEHIGH AVE DENVER CO 80237

CHANG,CHUAN 3960 S NARCISSUS WAY DENVER CO 80237

CLARK,SHERRY D 9224 E LEHIGH AVE DENVER CO 80237 LETTIN,MAREN 9152 E LEHIGH AVE DENVER CO 80237 HERNANDEZ RAYMOND 9150 E LEHIGH AVE DENVER CO 80237

EDWARDS.KENDRICK 9148 E LEHIGH AVE DENVER CO 80237

BECKER FAMILY TRUST 4506 S YOSEMITE CT GREENWOOD VILLAGE CO

WALKER.ALISON

9144 E LEHIGH AVE DENVER CO 80237

KUGLER, JOHN F

9142 E LEHIGH AVE DENVER CO 80237

80550

80111

APPEL.ILSE

9156 E LEHIGH AVE DENVER CO

80237

STORCH.ROBERT T: STORCH.MARY C

9158 E LEHIGH AVE DENVER CO

80237

BAKER.KARISSA

9160 E LEHIGH AVE DENVER CO

FRANK LOPEZ MARITAL TRUST

84 VERONICA DR WINDSOR CO

80237

TESFAGHERGHIS, YODIT 9162 E LEHIGH AVE DENVER CO

80237

MITCHELL, ROBERT W: MITCHELL, JAMIE C

9164 E LEHIGH AVE DENVER CO

80237

SCHAFFER, DEBORAH D

9166 E LEHIGH AVE DENVER CO

80237

TEGLAND, ERIK; WILSON, AMY 9246 E LEHIGH AVE DENVER CO

80237

GONZALEZ, EMMA; PREZA, SALVADOR 9248 E LEHIGH AVE DENVER CO

80237

HERNANDEZ, BLANCA

9250 E LEHIGH AVE DENVER CO

80237

DAY, WILLIAM F

9252 E LEHIGH AVE DENVER CO

80237

TRUESDALE, DANIELLE N

9254 E LEHIGH AVE DENVER CO

80237

BARNHART, MARIDEL L REVOCABLE LIVING TRUST; BARNHART, WILLIAM F

REVOCABLE L

1094 E 1675 NORTH RD DANVERS IL

61732

CORE INVESTING LLC

558 E CASTLE PINES PKWY CASTLE

PINES CO 80108

STATON, ELIZABETH; STATON, ERIC 9233 E MANSFIELD AVE DENVER CO

80237

MORALEZ.RICHARD

9231 E MANSFIELD AVE DENVER CO

80237

THOMPSON, CHARLOTTE

9229 E MANSFIELD AVE DENVER CO

80237

CLEVELAND, DEBRAS

9227 E MANSFIELD AVE DENVER CO

80237

BEHINAEIN-HAMGINI, AZITA; KHAJEH-SHARAFABADI, FARZAD; KHAJEH-SHARAFABADI.MATIN 18836 E SARATOGA CIR AURORA CO

80015

VAN OPDORP.JACOB

9213 E MANSFIELD AVE DENVER CO

80237

FATULOVA.NATIJA: MAMETOVA.LEYLA 9211 E MANSFIELD AVE DENVER CO

80237

MILLER.KAREN K

9209 E MANSFIELD AVE DENVER CO

80237

ROBUCK, MARIE

9207 E MANSFIELD AVE DENVER CO

80237

WEINROTH, MARGARET DOROTHY 9205 E MANSFIELD AVE DENVER CO

80237

USATCH, SARAH R

9203 E MANSFIELD AVE DENVER CO

80237

KITTLESON, CRISTINE A 9201 E MANSFIELD AVE DENVER CO 80237 WAGNER,BERTRAM 36 ALYSSUM AVE HUNTINGTON NY 11743 MURAD,WAHAB G; MURAD,DANA W 9217 E MANSFIELD AVE DENVER CO 80237

TAMMINGA, MICHAEL; TAMMINGA, DANIEL 9219 E MANSFIELD AVE DENVER CO 80237 CAO,YI; LI,YINGHUA 3300 S DEXTER ST DENVER CO 80222 KLINE,PERRY D 1981 WINGFEATHER LN CASTLE ROCK CO 80108

LUJAN,HECTOR; RAMIREZ,CECILIA 9143 E MANSFIELD AVE DENVER CO 80237

SONTANI,ERWIN D 4076 E MEGAN CT GILBERT AZ 85295 ALLISON, JULIE K 9147 E MANSFIELD AVE DENVER CO 80237

UPTON,AMY W; UPTON,JAMES C 9149 E MANSFIELD AVE DENVER CO 80237

LEVINE,ELON S 10438 E IDA AVE GREENWOOD VILLAGE CO 80111 GHAMARI,RAHMATOLLAH 9090 E LEHIGH AVE DENVER CO 80237

REBA HOMES LLC 4509 W 26TH AVE DENVER CO 80212 ALIZADEHARDEBILI,MOHAMMED 3967 S MALTA CT AURORA CO 80013 CARVER, STACY 9159 E MANSFIELD AVE DENVER CO 80237

BANJAVCIC,NANCY L 9157 E MANSFIELD AVE DENVER CO 80237 LAUSON,GARY B; LAUSEN,SHERRY J 9155 E MANSFIELD AVE DENVER CO 80237 NGUYEN,KEVIN 670 S PERRY ST DENVER CO 80219

GOJA,SIDDIG 9141 E MANSFIELD AVE DENVER CO 80237 SUBRAMANIAN, SIVARANGAN 9139 E MANSFIELD AVE DENVER CO 80237 CHERNOFF,MARTIN 3535 LARIMER ST DENVER CO 80205

WANG,XUE SONG 15425 COOPERS HAWK WAY PARKER CO 80134 LANE WEST GROUP LTD 514 PIKE AVE CANON CITY CO 81212 LEVINE,ALEX ISRAEL; LEVINE,ELON 10438 E IDA AVE GREENWOOD VILLAGE CO 80111

3C R LLC 6344 N LISBON ST AURORA CO 80019 NOORRAHMAN,FNU 9109 E MANSFIELD AVE DENVER CO 80237 KREUTTER, JAMES D; KREUTTER, JOEL D 9107 E MANSFIELD AVE DENVER CO 80237

1732 MOSIER LLC 18215 W 3RD PL GOLDEN CO 80401 ANDEMARIAM, GENET 9103 E MANSFIELD AVE DENVER CO 80237 GHAMARI,RAHMATOLLAH 9090 E LEHIGH AVE DENVER CO 80237 STUMPP,KENDRIK A; STUMPP,THEODOR 8101 E DARTMOUTH AVE DENVER CO 80231

NGUYEN,CHI HOANG 9127 E MANSFIELD AVE DENVER CO 80237 GILLETTE,MELINDA S 9125 E MANSFIELD AVE DENVER CO 80237

HUSSAINI,KHAIRULLAH; HUSSAINI,SHALMA 9123 E MANSFIELD AVE DENVER CO 80237 BECKER FAMILY TRUST 4506 S YOSEMITE CT GREENWOOD VILLAGE CO 80111 BURGESS,ERICA LYNN 9119 E MANSFIELD AVE DENVER CO 80237

SCHAEFER COLORADO PROPERTIES LLC 1657 SHARP RD BATON ROUGE LA 70815 PEARSON-LANGSTON,GINABETH 9059 E MANSFIELD AVE DENVER CO 80237

CAGLE,J TODD; CAGLE,LINDA R 19248 E LOW DR AURORA CO 80015

TSAI, YIFENG; LIEN, YAWEN 9224 MONTROSE WAY HIGHLANDS RANCH CO 80126 MORENO,KAREN 9053 E MANSFIELD AVE DENVER CO 80237 STANDARD, DELPHINE A 9051 E MANSFIELD AVE DENVER CO 80237

CARMER,BRITT D 49 STATE ST SARATOGA SPRINGS NY 12866 PELTON, JULIE E 9047 E MANSFIELD AVE DENVER CO 80237 ROSARIO,KARIN M PO BOX 371617 DENVER CO 80237

GHOLAMHOSSEINI,BAHARAK; MAHMOUDI,MASOUD 9043 E MANSFIELD AVE DENVER CO 80237 GINNANE,ROBERT JOHN TRUST 9041 E MANSFIELD AVE DENVER CO 80237 DICKEY,GARRETT 9039 E MANSFIELD AVE DENVER CO 80237

WU,RUOLAN 9037 E MANSFIELD AVE DENVER CO 80237 SELBY,STEVEN C 9035 E MANSFIELD AVE DENVER CO 80237 BATOOIE,HOSSEIN 9033 E MANSFIELD AVE DENVER CO 80237

WHIRL,ROBERT 9031 E MANSFIELD AVE DENVER CO 80237 CEDAR BAND HOUSING FINANCE AGENCY 9029 E MANSFIELD AVE DENVER CO 80237 9027 E MANSFIELD AVE LLC 9027 E MANSFIELD AVE DENVER CO 80237

BUCKLEY,LEIGH NICOLE 4700 WALDENWOOD DR HIGHLANDS RANCH CO 80130

MEYER,MIRANDA P 9023 E MANSFIELD AVE DENVER CO 80237 ALLEN,JANET DYE 21416 E OTTAWA CIR AURORA CO 80016

BATE,KEVIN M; BATE,DEBRA LANGENBERG; BATE,MICHAEL R 9019 E MANSFIELD AVE DENVER CO 80237 HOFFMAN,MOLLY 6620 E NEVADA PL DENVER CO 80224 SEIGEL,AARON 9003 E MANSFIELD AVE DENVER CO 80237 TERPSTRA,PATRICIA S 9005 E MANSFIELD AVE DENVER CO 80237 SCHROEDER,KURT; SCHROEDER,NAIMA 641 E HINSDALE AVE LITTLETON CO 80122 CARPENTER, JENNIFER 9009 E MANSFIELD AVE DENVER CO 80237

LANDEROS, CARLOS 9011 E MANSFIELD AVE DENVER CO 80237 JOLOMI, VAUGHN; JOLOMI, GEORGIA 849 KINGSTON DR FORT COLLINS CO 80525 BAILEY,MARILYN J; YABROVE,JAMES G 9015 E MANSFIELD AVE DENVER CO 80237

O'CONNELL,SHARON J 7008 S COOK CT CENTENNIAL CO 80122 SANDERS, VANESSA JUDITH 3840 S YOSEMITE ST DENVER CO 80237 RIAZATI,MARYAM 3838 S YOSEMITE ST DENVER CO 80237

CALLAWAY, GARY C; CALLAWAY, CARMELA A; CALLAWAY, GLORIA J 3836 S YOSEMITE ST DENVER CO 80237 CHITTIVEJ,CHIRAWAN 3834 S YOSEMITE ST DENVER CO 80237 MENDOZA,ERIC 3832 S YOSEMITE ST DENVER CO 80237

INGRAM, JEFFREY GLENN 3830 S YOSEMITE ST DENVER CO 80237 VICTORIA, DEXTER 3828 S YOSEMITE ST DENVER CO 80237 BELALCAZAR, MARIA E ROJAS; CARDONA, JAIRO 3826 S YOSEMITE ST DENVER CO 80237

AGUIRRE, CHRISTOPHER DUVAN; NAYLOR, MARK; NAYLOR, RILEY ANNE 3824 S YOSEMITE ST DENVER CO 80237 STEINER,GERI N 3822 S YOSEMITE ST DENVER CO 80237 FISH,ELONA S 3820 S YOSEMITE ST DENVER CO 80237

1732 MOSIER LLC 18215 W 3RD PL GOLDEN CO 80401 DUNCAN, JENNIFER 21255 E NASSAU AVE AURORA CO 80013 DEVINE,KAYLA K; DEVINE,SEAN P 8616 MEADOW CREEK DR HIGHLANDS RANCH CO 80126

SHEN,WEI; SHENG,YAXUAN 17807 NE 138TH CT REDMOND WA 98052 COPSEY,CLINT M 3810 S YOSEMITE ST DENVER CO 80237 3808 STRAVINSKY LLC 6193 S MAGNOLIA CT CENTENNIAL CO 80111

CLYNCKE, COLLEEN; CLYNCKE, SHUAN 3806 S YOSEMITE ST DENVER CO 80237 MILLER, DENNIS L; MILLER, CAROL SWANSON 7718 S HILL CIR LITTLETON CO 80120 CHAN,KWOK CHUNG; SOSUM,DAPHNE 6701 E BROWN PL DENVER CO 80224

CASSENS,KELLY M; NEAL,TRACY A 115 SUNRISE TER BIGFORK MT 59911 HALLADAY,KERRY 9004 E LEHIGH AVE DENVER CO 80237 PFEFFER,AMANDA 9006 E LEHIGH AVE DENVER CO 80237 YILMAZ,PINAR; YILMAZ,YUSUF 9008 E LEHIGH AVE DENVER CO 80237

TEAM HORIZON LLC 25956 E OTERO DR AURORA CO 80016 RAYL,CHARLES; MAYHEW,MARY BETH 9012 E LEHIGH AVE DENVER CO 80237

WAGNER,BERTRAM 36 ALYSSUM AVE HUNTINGTON NY 11743 SCHUTTE,ROKA 9016 E LEHIGH AVE DENVER CO 80237 QUINN,PETER CHARLES TRUST 3840 CHATSWORTH GREENE CT SARASOTA FL 34235

MAY,JULIE L 1371 E DRY CREEK PL CENTENNIAL CO 80122 MCMANAMON, ERIN R 9022 E LEHIGH AVE DENVER CO 80237 SAMADDAR,RITA; SHIVA,ABHIMITRA ALAMPALLI 9024 E LEHIGH AVE DENVER CO 80237

BECKER FAMILY TRUST 4506 S YOSEMITE CT GREENWOOD VILLAGE CO 80111 LEIKAM,NATALIE; LEIKAM,DAVID 7389 E EASTER AVE CENTENNIAL CO 80112 SRIVASTAVA,APOORVA; SRIVASTAVA,KHUSHBOO 5790 S KENTON WAY ENGLEWOOD CO 80111

GEISSINGER, CHRISTOPHER; GEISSINGER, BRITTANY 7626 S BISCAY ST CENTENNIAL CO 80016 CAMACHO,JAVIER 9034 E LEHIGH AVE DENVER CO 80237 KHADEMI,NAVID 8760 E BELLEWOOD PL DENVER CO 80237

PATTERSON,BREANNA 9038 E LEHIGH AVE DENVER CO 80237

MOYER, DIANE HOPE TRUST 9040 E LEHIGH AVE DENVER CO 80237 HOANG,HANH 9042 E LEHIGH AVE DENVER CO 80237

CHERRY,ALICIA; LENITON,SEAN E 9044 E LEHIGH AVE DENVER CO 80237 VASQUEZ,ELENA LOMELI 2813 S DEPEW ST LAKEWOOD CO 80227 WHITEAKER, DEBBIE L 9048 E LEHIGH AVE DENVER CO 80237

DU,XINGCHUN; ZHANG,JUANJUAN 21443 E LEHIGH AVE AURORA CO 80013 HUSSAIUI,FAREEDULLAH 9052 E LEHIGH AVE DENVER CO 80237 ROWE, SUSAN PO BOX 312 FORT BENTON MT 59442

MAYBERRY 9056 LLC 4471 WHITTINGTON CIR THE VILLAGES FL 32163 SMITH,TRENICE 9058 E LEHIGH AVE DENVER CO 80237 ANTUNEZ,LUIS A &; RAMOS,SILVIA ZACARIAS 9060 E LEHIGH AVE DENVER CO 80237

ELLYNE,MARK J 9062 E LEHIGH AVE DENVER CO 80237 NEWLIN,DONNA L 9064 E LEHIGH AVE DENVER CO 80237 MONTOYA,THOMAS; MONTOYA,MATTHEW M; MONTOYA,ONDINE M R 9066 E LEHIGH AVE DENVER CO 80237 ALRADHWAN,SAUD 9068 E LEHIGH AVE DENVER CO 80237 PRIDGEN,TAYLOR; PRAY,KATHLEEN 9070 E LEHIGH AVE DENVER CO 80237 ANGELO,MARC L 9072 E LEHIGH AVE DENVER CO 80237

RUTA,MAGDALENA 9074 E LEHIGH AVE DENVER CO 80237 TAFOYA,ROSEMARY 9076 E LEHIGH AVE DENVER CO 80237 MABROUK,AMAL 9078 E LEHIGH AVE DENVER CO 80237

LEASE,LYNN C 9080 E LEHIGH AVE DENVER CO 80237 GRIEPP,MICHAEL 9094 E LEHIGH AVE DENVER CO 80237 KWASNIAK,STEVE L LIVING TRUST 6153 N MILWAUKEE AVE CHICAGO IL 60646

GHAMARI,RAHMATOLLAH 9090 E LEHIGH AVE DENVER CO 80237 PEREZ,VICTOR M 9088 E LEHIGH AVE DENVER CO 80237 LOYLE,JILL L 9086 E LEHIGH AVE DENVER CO 80237

BECKERMAN,LYNN TRUST 9084 E LEHIGH AVE DENVER CO 80237 DAVIS FAMILY TRUST 9082 E LEHIGH AVE DENVER CO 80237 MARTINEZ,CESAR BENITEZ; NGUYEN,NGOC HAN 9128 E LEHIGH AVE DENVER CO 80237

RATLIFF,SHARON L 9130 E LEHIGH AVE DENVER CO 80237 LITTLE THUNDER, JOYCE C 9132 E LEHIGH AVE DENVER CO 80237 SCHWARTZ,MATTHEW 9134 E LEHIGH AVE DENVER CO 80237

SANTALA FAMILY LIVING TRUST 9136 E LEHIGH AVE DENVER CO 80237 SCHULTHEIS,STEVEN L 9138 E LEHIGH AVE DENVER CO 80237 GONG,LIZHI; NEGASH,EZANA 9140 E LEHIGH AVE DENVER CO 80237

HUSSAINI,FAREEDULLAH 9114 E LEHIGH AVE DENVER CO 80237 VIGIL,CATRINA 9112 E LEHIGH AVE DENVER CO 80237 GOMEZ,MANUEL 9110 E LEHIGH AVE DENVER CO 80237

MEDINA,ZACHARY BENJAMIN 9108 E LEHIGH AVE DENVER CO 80237 COOPER,SHAWN M; COOPER,ROBIN M 9106 E LEHIGH AVE DENVER CO 80237 GILLIS,SHERYL 10200 E GIRARD AVE DENVER CO 80231

BLANKENSHIP,KYLEIGH J; BLANKENSHIP,WILLIAM D 9102 E LEHIGH AVE DENVER CO 80237 REGNIER, JENNIFER 9213 E NASSAU AVE DENVER CO 80237 ELIOT,CHRISTOPHER G LIVING TRUST 9215 E NASSAU AVE DENVER CO 80237 BOSSERT,REBECCA CLAIR 9217 E NASSAU AVE DENVER CO 80237 HUANG FAMILY LIMITED PARTNERSHIP 6060 BEELER CT DENVER CO 80238 CARRERA,MARIA ANGELICA MORALES; MORALES,ANGEL RENATO MUNOZ 9221 E NASSAU AVE DENVER CO 80237

NEURAUTER,MAYA 9223 E NASSAU AVE DENVER CO 80237 BELL,KRISTEN MICHAELA; CORDOVA,AWSTYN GARRITT 9225 E NASSAU AVE DENVER CO 80237 SMART, DENNIS R & ALICIA A 9227 E NASSAU AVE DENVER CO 80237

ALVAREZ-FRENCH, FRANCIE 9224 E MANSFIELD AVE DENVER CO 80237 GRILLIER, CLIFTON JR & SANDRA K 9222 E MANSFIELD AVE DENVER CO 80237 BARRON, ANNETTE M 9220 E MANSFIELD AVE DENVER CO 80237

MEYER,PATRICK JOHN 9218 E MANSFIELD AVE DENVER CO 80237 VERBANAC, LAWRENCE D REV TRUST 9216 E MANSFIELD AVE DENVER CO 80237 TAYLOR, EYAL; TAYLOR, YAELI 16229 E BELLEVIEW PL CENTENNIAL CO 80015

ANDERSON,MARK C 9212 E MANSFIELD AVE DENVER CO 80237 WATSON,ANDREW J 14045 BLUE WING LN PARKER CO 80134 HUBBARD,SENECA NICOL 9208 E MANSFIELD AVE DENVER CO 80237

BUMGARDNER, JOHN 2345 STONECROP WAY GOLDEN CO 80401 AUDRIANNA, CHECARAI 9204 E MANSFIELD AVE DENVER CO 80237 NELSON,DOUGLAS R & MARLEITA 9202 E MANSFIELD AVE DENVER CO 80237

SR PROPERTY MANAGEMENT LLC 4632 S IVORY CIR AURORA CO 80015 AACI 1ST AVE LLC 7100 E PRENTICE AVE GREENWOOD VILLAGE CO 80111 HELFMAN,LAUREN 9244 E MANSFIELD AVE DENVER CO 80237

CLARK,THOMAS F; CLARK,MINDY L 9242 E MANSFIELD AVE DENVER CO 80237 BAKER,ELIZABETH A 1334 SPOTTED OWL WAY HIGHLANDS RANCH CO 80129 THOMPSON, SHARON JOY 45 SYLVAN AVE TUCKAHOE NY 10707

NEKOUEI,AZAM 9236 E MANSFIELD AVE DENVER CO 80237 JACKSON,ERNESTINE J 9262 E MANSFIELD AVE DENVER CO 80237 ALVAREZ,ALFREDO R LIVING TRUST 11410 DOLAN AVE DOWNEY CA 90241

KROGER,PAULINE C 9258 E MANSFIELD AVE DENVER CO 80237 WELLS,ANN J; WELLS,RYAN 9256 E MANSFIELD AVE DENVER CO 80237 FRITZ,NANCY ANN; FANCHER,GREGORY ALLEN 9254 E MANSFIELD AVE DENVER CO 80237 HAYES,ASHLEIGH; HAYES,JERRY D JR 5401 S PARK TERRACE AVE GREENWOOD VILLAGE CO 80111

DIRENNA,EDMOND F 5805 BLUE SAGE DR LITTLETON CO 80123 BROWNE,PATRICK E 9278 E MANSFIELD AVE DENVER CO 80237

SCHNEIDER,RONALD E 9280 E MANSFIELD AVE DENVER CO 80237 OPPLIGER,COLE B 9282 E MANSFIELD AVE DENVER CO 80237 CARTER,ALYSSA 9284 E MANSFIELD AVE DENVER CO 80237

BORGWARDT, CAROLYN N 9286 E MANSFIELD AVE DENVER CO 80237 WOODRUFF, DAVID JUSTIN; WOODRUFF, REBECCA LYNN 9288 E MANSFIELD AVE DENVER CO 80237 SIDES,CATHERINE 9290 E MANSFIELD AVE DENVER CO 80237

RUE,EDWARD C; STEWART,CHERYL L 9292 E MANSFIELD AVE DENVER CO 80237 PSYLLAS,PETER; PSYLLAS,TASIA 1237 S HIGH ST DENVER CO 80210 SLAWN,NANCY TRUST 3911 S BOSTON ST DENVER CO 80237

NARDOS,SIMON 3913 S BOSTON ST DENVER CO 80237 LEVENSON, JASON NEAL 3915 S BOSTON ST DENVER CO 80237 OPGENORTH,KORINA 3919 S BOSTON ST DENVER CO 80237

ROLLMAN,MARGARITA & JOSEPH 3921 S BOSTON ST DENVER CO 80237 COON,KEVIN G 3923 S BOSTON ST DENVER CO 80237 3925 S BOSTON ST #258 LLC 5175 VILLAGE 5 CAMARILLO CA 93012

TJHAN,SUNG JUNG; SUKAMTO,VELIANA 3927 S BOSTON ST DENVER CO 80237 BLACK,THOMAS; MESSER,CONLEY 3929 S BOSTON ST DENVER CO 80237 EPEL,TAMIR; EPEL,YAHEL 3931 S BOSTON ST DENVER CO 80237

JONES,CHRISTINA 3933 S BOSTON ST DENVER CO 80237 TURMES,IRENE M 3935 S BOSTON ST DENVER CO 80237 HEDRICK, DANIEL KEELER JR 3461 LONGHALLOW RD MASONTOWN WV 26542

1732 MOSIER LLC 18215 W 3RD PL GOLDEN CO 80401 SYCAMORE REALTY LLC 2552 E ALAMEDA AVE DENVER CO 80209 SSS REALTY PARTNERS LLC 11899 E LAKE CIR GREENWOOD VILLAGE CO 80111

OHLSON-SHUPP, ELIZABETH E; SHUPP, JAMES A 3945 S BOSTON ST DENVER CO 80237 WROS,DANIEL A 3947 S BOSTON ST DENVER CO 80237 ODENBACH, DOUGLAS DEAN 3949 S BOSTON ST DENVER CO 80237 COOK,TARA N 3951 S BOSTON ST DENVER CO 80237 BALLESTEROS,MIA CARA 3953 S BOSTON ST DENVER CO 80237 HADERA,ABADI 802 OXMOOR WOODS PKWY LOUISVILLE KY 40222

OPENDOOR PROPERTY TRUST I 410 N SCOTTSDALE RD TEMPE AZ 85288 MROZEK, DOLORES C TRUST 3959 S BOSTON ST DENVER CO 80237 MILLER, JOYCE A 3961 S BOSTON ST DENVER CO 80237

MILES RENTALS LLC 4540 LAMBERT RANCH TRL SEDALIA CO 80135 CORBETT, DUSTYN C; CORBETT, SYDNIE 3965 S BOSTON ST DENVER CO 80237 BEAR ASSETS LLC 413 PARK CIRCLE DR STERLING CO 80751

SANDY,NORMAN E & MARY M 5501 S MILLER ST LITTLETON CO 80127 ACEVES, JESUS JR 3971 S BOSTON ST DENVER CO 80237 WALLACE, DEANNA 3973 S BOSTON ST DENVER CO 80237

MARCHIANO,LINDSAY PAUL 3975 S BOSTON ST DENVER CO 80237 PRAZENKA, MERRILL 3977 S BOSTON ST DENVER CO 80237 JENNINGS,HEATHER 3979 S BOSTON ST DENVER CO 80237

LIFSEY,EVELYN 3981 S BOSTON ST DENVER CO 80237 RUSSELL,CHLOE; VON STOCKHAUSEN,DAVID 9283 E NASSAU AVE DENVER CO 80237 MCEWEN-HARRIS, PEEGY BARBARA 9281 E NASSAU AVE DENVER CO 80237

SPIERLING,TAMI ANN 9279 E NASSAU AVE DENVER CO 80237 DAMRELL,KELLY S 9277 E NASSAU AVE DENVER CO 80237 ECHEVERRI,NICHOLAS; FUENTES,EVELYN 9275 E NASSAU AVE DENVER CO 80237

RAMOS,SOSTENES G VELAZQUEZ; SCOTT,BETHANY REBECCA 9273 E NASSAU AVE DENVER CO 80237 CARAVANTES,ESTEBAN; MIER,ANGELICA 9271 E NASSAU AVE DENVER CO 80237 JONES,KATHRYN L; RENFRO,DANNY JR 9269 E NASSAU AVE DENVER CO 80237

SUN,MEI-FANG 9267 E NASSAU AVE DENVER CO 80237 GONZALEZ,SELENA ARIEL; WALKER,THOMAS SCOTT 9253 E NASSAU AVE DENVER CO 80237 MARTINEZ, CHRISTOPHER J; MARTINEZ, MICHELE HOSAKA 9255 E NASSAU AVE DENVER CO 80237

MOHAMMADI,ABDULHAKIM 9257 E NASSAU AVE DENVER CO 80237 WOLF,LORI 5782 S KALISPELL CT CENTENNIAL CO 80015 PERETSKY,BYRON & ALENA 9261 E NASSAU AVE DENVER CO 80237 2DAYS HOMES LLC 3920 DEER VALLEY DR CASTLE ROCK CO 80104 ROSCHENWIMMER,MICHAEL L; TRIMARCHI,JAMIE M 9265 E NASSAU AVE DENVER CO 80237 GLASIER,ANNE L 9276 E MANSFIELD AVE DENVER CO 80237

DAVIS,MARK D 9274 E MANSFIELD AVE DENVER CO 80237 CZARNIECKI,JUSTIN; DAGDAYAN,RAELYNN 9272 E MANSFIELD AVE DENVER CO 80237 PAPANASTASIOU,PETE; PAPANASTASIOU,ANDREAS P 2822 S SIDNEY CT DENVER CO 80231

BRUNS,IAN 9268 E MANSFIELD AVE DENVER CO 80237 WU,YUNSHAN TRUST 4570 E YALE AVE DENVER CO 80222 WARD,TESSA 9264 E MANSFIELD AVE DENVER CO 80237

MACIAS,ROSA 9234 E MANSFIELD AVE DENVER CO 80237 GORE, JOHN E 9232 E MANSFIELD AVE DENVER CO 80237 BOGDAN,ELENA 9230 E MANSFIELD AVE DENVER CO 80237

OUIMET,SHANNON MARIE 9228 E MANSFIELD AVE DENVER CO 80237 YACANO,ELIZABETH A; LEWIS,ELIZABETH S 9226 E MANSFIELD AVE DENVER CO 80237 FIFE,CINDY 9229 E NASSAU AVE DENVER CO 80237

GOOD,IRENE HEINE; GOOD,MARK R 9231 E NASSAU AVE DENVER CO 80237

FARROW FAMILY TRUST 4252 E ORCHARD PL CENTENNIAL CO 80121 NATIVIDAD, CORINNE P 9235 E NASSAU AVE DENVER CO 80237

BLACKWELL, CAELYNNE MESHEL DEANN; DRYJANSKI, JUSTIN MATTHEW 9237 E NASSAU AVE DENVER CO 80237 HANSEN,HAROLD; NEWMAN,GLORIA 9239 E NASSAU AVE DENVER CO 80237 KAATZ,GABRIEL JASON 4595 S LIPAN CT ENGLEWOOD CO 80110

JOHNSON,DIANA L 9243 E NASSAU AVE DENVER CO 80237 DOMINY,MARGARET J LIVING TRUST 10 PARK CENTRAL CIR ROCKWALL TX 75087 SAGER,KIM 19432 E HAMILTON PL AURORA CO 80013

VAN LIERE,HOLLY E 9249 E NASSAU AVE DENVER CO 80237 GILLIS,SHERYL COX 10200 E GIRARD AVE DENVER CO 80231 HUMMINGBIRD CAPITAL LLC 425 HUMMINGBIRD RD HARTWELL GA 30643

KESTER,DANA M 6830 XAVIER CIR WESTMINSTER CO 80030 WINKLER,HENRY O JR 9205 E NASSAU AVE DENVER CO 80237 TESTER,CAROL 9207 E NASSAU AVE DENVER CO 80237 STEPHANOS,LETICIA 9209 E NASSAU AVE DENVER CO 80237 RAGLAND,ONA R 6982 S GARRISON ST LITTLETON CO 80128 BAUER, JESSICA J; GORDON, CONNOR C 9115 E NASSAU AVE DENVER CO 80237

KRUSE,MARK C II 9303 E ATLANTIC PL DENVER CO

80231

80237

THOMAS, SANDRA L 9119 E NASSAU AVE DENVER CO 80237 KHADEMI,NAVID 8760 E BELLEWOOD PL DENVER CO 80237

MILLER,EVAN A; MILLER,GARY 9123 E NASSAU AVE DENVER CO

GOLDSTEIN,BENJAMIN; KISS,CLARA 9125 E NASSAU AVE DENVER CO 80237 VANCE,ALEXANDER S 9101 E NASSAU AVE DENVER CO 80237

PSYLLAS,PETER G; PSYLLAS,TASIA 1237 S HIGH ST DENVER CO 80210 KAISER,DONALD L 9105 E NASSAU AVE DENVER CO 80237 CHAMBERLAIN,LAUREN E 9107 E NASSAU AVE DENVER CO 80237

KORTZ,ERIC TRUST; KORTZ,NANETTE TRUST 17502 NE 77TH ST VANCOUVER WA 98682 RODIN, JACOB GREGORY 9111 E NASSAU AVE DENVER CO 80237 MARTINEZ,ALEXANDER 9113 E NASSAU AVE DENVER CO 80237

GEISSLER,LISA J 9082 E MANSFIELD AVE DENVER CO 80237 FOSE,MIKE B & NATASHA ROSE 9080 E MANSFIELD AVE DENVER CO 80237 ANKENEY,LACEE 4645 HIGHLINE PL DENVER CO 80222

SCHRUPP,KIMBERLEY 9076 E MANSFIELD AVE DENVER CO 80237 SARCHE,ALEC; SARCHE,JAMIE; SARCHE,JONATHAN 9074 E MANSFIELD AVE DENVER CO 80237 MILLER,CHRISTOPHER; JOHN-MILLER,KERI 9072 E MANSFIELD AVE DENVER CO 80237

TIROFF,CAROL RENEE 9070 E MANSFIELD AVE DENVER CO 80237 9095 E NASSAU LLC 2457 S JASMINE ST DENVER CO 80222 LABEZ-TAPANG,ALEXANDRA 9093 E NASSAU AVE DENVER CO 80237

VANDERHAMM, JODY L 9091 E NASSAU AVE DENVER CO 80237 SMITH,RICKY LYNN 9089 E NASSAU AVE DENVER CO 80237 BUJANDA,MISTY; BUJANDA,ALLAN 9087 E NASSAU AVE DENVER CO 80237

CARR,KYRA M 9085 E NASSAU AVE DENVER CO 80237 CAO,YI; LI,YINGHUA 3300 S DEXTER ST DENVER CO 80222 DEGU, HAILU S; DESTA, TAMRAT H 14335 CORRINE CT BROOMFIELD CO 80023 BEELMAN,HERMA I LIVING TRUST 9079 E NASSAU AVE DENVER CO 80237

KUHN,KERI 9077 E NASSAU AVE DENVER CO 80237 PU,JIAN; CHEN,FENG 6755 E EASTER PL CENTENNIAL CO 80112

CZAP, DENNIS M; PANDO, INGRID MAE 111 BRIGHAM ST HUDSON MA 01749 REID,ROBERT S 9071 E NASSAU AVE DENVER CO 80237 PRICE,RAE D 9069 E NASSAU AVE DENVER CO 80237

GALAN-FLOYD,SEBASTIAN 8432 N 55TH AVE GLENDALE AZ 85302 SALGUERO,IRIS 23670 E BRANDT PL AURORA CO 80016 MATHISON, SUSAN K 9063 E NASSAU AVE DENVER CO 80237

KLINKEL,KOLBY 9061 E NASSAU AVE DENVER CO 80237 WELLS,GREGORY LIVING TRUST; WELLS,CECILIA LIVING TRUST 9059 E NASSAU AVE DENVER CO 80237 CIMA,ELIZABETH 9057 E NASSAU AVE DENVER CO 80237

CASTILLO,ARIEL T; CASTILLO,EVERY R 9055 E NASSAU AVE DENVER CO 80237 HAMMOND, JONATHAN; PATZELT, ELBA DIAZ 9053 E NASSAU AVE DENVER CO 80237 SCHOOLFIELD, ELAINE 9051 E NASSAU AVE DENVER CO 80237

BUCHANAN,LINDA L 9049 E NASSAU AVE DENVER CO 80237

MAZZOCKI,LAUREN M 9047 E NASSAU AVE DENVER CO 80237 JBESSIE,KARI A; JBESSIE,PETER F 9045 E NASSAU AVE DENVER CO 80237

HARBERT, GUYNETH G 5295 E 117TH AVE THORNTON CO 80233 COOPER, JESSICA M 9041 E NASSAU AVE DENVER CO 80237 JACOBS, JON SANDERS REV TRUST; JACOBS, LINDA JANINE REV TRUST 5306 BAYSIDE CT CAPE CORAL FL 33904

RYAN,CONOR 9037 E NASSAU AVE DENVER CO 80237 MCPHERSON, JEFFREY J & JULIA C 4230 MIDLOTHIAN CT COLORADO SPRINGS CO 80909 ROGERS,CHAD M; THOMPSON-ROGERS,SHERI L 3994 S WHITING WAY DENVER CO 80237

WILLIAMS,KATHYE B 9031 E NASSAU AVE DENVER CO 80237 ADIBI,ALI 9029 E NASSAU AVE DENVER CO 80237 LEAMAN,LINDSAY SMITH; LEAMAN,ROBERT S 6861 S MARION CIR CENTENNIAL CO 80122

BIERE,MARCUS J 8255 W 71ST AVE ARVADA CO 80004 PITTS,MICHELE I 4570 E YALE AVE DENVER CO 80222 RIVAS,MELINDA; RIVAS,NORWING 9046 E MANSFIELD AVE DENVER CO 80237 BROWN, JULIANNE 9048 E MANSFIELD AVE DENVER CO 80237

WILBER,LARA E 9050 E MANSFIELD AVE DENVER CO 80237 GILPIN, JOHN THOMAS IV; PEDERSEN, DANIELLE ELAINE 9052 E MANSFIELD AVE DENVER CO 80237

MITCHELL,RIKA 9054 E MANSFIELD AVE DENVER CO 80237 MONTAGUE,KARIN K REVOCABLE LIVING TRUST PO BOX 323 INDIAN HILLS CO 80454 LUGO,JUAN G; LUGO,RAQUEL DIAZ DE 9016 E MANSFIELD AVE DENVER CO 80237

MACHADO, TAMARA 9018 E MANSFIELD AVE DENVER CO 80237 FRISK,JAN N 9020 E MANSFIELD AVE DENVER CO 80237 MCNAMARA,KYLE; QUICK,KATIE 9022 E MANSFIELD AVE DENVER CO 80237

MURPHY, DENNIS J; MURPHY, MICHELLE 9024 E MANSFIELD AVE DENVER CO 80237 STURMAN, JENNIFER M; STURMAN, JULIE K; STURMAN, WILLIAM R 9026 E MANSFIELD AVE DENVER CO 80237 BUCKBERG,MITCHELL 10400 PARK MEADOWS DR LITTLETON CO 80124

BENDER,SETH 9030 E MANSFIELD AVE DENVER CO 80237 TSERNG,YUAN CHEN; CHEN,JIAN CONG 5551 S CATAWBA WAY AURORA CO 80016 FERNANDES,TRINA 9034 E MANSFIELD AVE DENVER CO 80237

JACKSON,MAYRA J; JACKSON,ROBERT R 9036 E MANSFIELD AVE DENVER CO 80237 IRANZAD,NASSRIN NOROUZI; KASIRI,MEHRAN 9038 E MANSFIELD AVE DENVER CO 80237 MCGINTY,MICHAEL S 9040 E MANSFIELD AVE DENVER CO 80237

SANDY,NORMAN E & MARY M 5501 S MILLER ST LITTLETON CO 80127

GARDNER,DARRELL; GARDNER,VICTORIA 9023 E NASSAU AVE DENVER CO 80237 SELBY,CARI 9021 E NASSAU AVE DENVER CO 80237

TSEHAYE, DAWIT K 9019 E NASSAU AVE DENVER CO 80237 SWEENEY,CONOR 9017 E NASSAU AVE DENVER CO 80237 MUKHIYA,SRIJANA 9015 E NASSAU AVE DENVER CO 80237

STEPHEN,EDWARD S; STEPHEN,ALEA R 9013 E NASSAU AVE DENVER CO 80237 VAN HERPEN,SAMANTHA J 9011 E NASSAU AVE DENVER CO 80237 ANDERSON,BROOKE 9009 E NASSAU AVE DENVER CO 80237

WOLDEMARIAM,FREHEIWOT GEBRESELASSIE 9007 E NASSAU AVE DENVER CO 80237 MAIN, JULIE R; MARTIN, GERARD 9005 E NASSAU AVE DENVER CO 80237

SPEARS,KIMBERLY K 9003 E NASSAU AVE DENVER CO 80237 MARTINEZ, LAUREN ASHLEY; BARTON, JESSE AARON 9001 E NASSAU AVE DENVER CO 80237

ARCURI.DOMINIC FRANK III 3966 S YOSEMITE ST DENVER CO 80237

REMINGTON. HAYDEN 3964 S YOSEMITE ST DENVER CO 80237

PEREZ, ALEJANDRO: TIXIER, NATASHA 3962 S YOSEMITE ST DENVER CO 80237

NOYES, KATELYN: THURSTON, JOEL 3960 S YOSEMITE ST DENVER CO 80237

BREEDEN, AUSTIN: **BREEDEN.BRITTANY** 

3958 S YOSEMITE ST DENVER CO 80237

**DINABEACH LLC** 

3956 S YOSEMITE ST DENVER CO 80237

VAZQUEZ.MARTHA: VAZQUEZ-HERRERA.RODOLFO 3954 S YOSEMITE ST DENVER CO

80237

BUONAIUTO, JENNIFER; DUNLAP, MARC **ANDREW** 3952 S YOSEMITE ST DENVER CO

80237

PATE, BRITTANY 3950 S YOSEMITE ST DENVER CO 80237

EINSPAHR, KATRINA 3948 S YOSEMITE ST DENVER CO 80237

SNYDER, ZACHARY R 3946 S YOSEMITE ST DENVER CO 80237

**BRALEY HOMES LLC** 13181 W JEWELL CIR LAKEWOOD CO 80228

ENTRUST GROUP INC FBO TERRY **NICKELS** 555 12TH ST OAKLAND CA 94607

HAYWARD, BROOKE 3940 S YOSEMITE ST DENVER CO 80237

DJAMA, BOUZIANE; DJAMA, KARIMA 3938 S YOSEMITE ST DENVER CO 80237

MCNULTY, SHANNON ELIZABETH; RUSSELL, RYAN MATTHEW 3936 S YOSEMITE ST DENVER CO 80237

JACKSON, STEVEN T; JACKSON, BABETTE A 3934 S YOSEMITE ST DENVER CO 80237

KISSELMAN, BART A; DEHART, MARC 3932 S YOSEMITE ST DENVER CO 80237

MINELIK.OGBAY K & BINIAM O 1345 S CLERMONT ST DENVER CO 80222

VIVALDO.IBETH 3928 S YOSEMITE ST DENVER CO 80237

MASOUDI, AFSANEH

3926 S YOSEMITE ST DENVER CO 80237

GOFF, NANCY L 3924 S YOSEMITE ST DENVER CO 80237

LOZANO.ADRIANNE 3922 S YOSEMITE ST DENVER CO 80237

KHADEMI.NAVID 8760 E BELLEWOOD PL DENVER CO 80237

GEBREMEDHIN, MENGESHA; TACLE.SIMRET 3918 S YOSEMITE ST DENVER CO 80237

**HE.JUELING** 11873 E IDA CIR ENGLEWOOD CO 80111

WILLIAMSON, DUSTIN: WILLIAMSON, MEGAN 3914 S YOSEMITE ST DENVER CO 80237

SMITH, SHEILA K 3912 S YOSEMITE ST DENVER CO 80237

**TLPROPERTIES LLC** 9657 CHESAPEAKE ST HIGHLANDS RANCH CO 80126

EUSTANCE, NICOLE CAITLIN 3908 S YOSEMITE ST DENVER CO 80237 HERMELINK, EWA 3906 S YOSEMITE ST DENVER CO 80237 FILLAS,ROSALIE B; MOLINA,JANNELLE M 3904 S YOSEMITE ST DENVER CO 80237

MOHAMMADI,ALI A 3902 S YOSEMITE ST DENVER CO 80237 DEJONGE,LINDA M 9002 E MANSFIELD AVE DENVER CO 80237 BALL,NICHOLAS M; GOMEZ,MACY 9004 E MANSFIELD AVE DENVER CO 80237

FISCHER,ASHLEY B; FISCHER,AARON C 24743 E HOOVER PL AURORA CO 80016 TRIO LIVINGSTON 9008 E MANSFIELD AVE DENVER CO 80237 HAUCK,GRACE 9010 E MANSFIELD AVE DENVER CO 80237

CURRY,DEAN A 9012 E MANSFIELD AVE DENVER CO 80237 KHADEMI,NAVID 8760 E BELLEWOOD PL DENVER CO 80237 DURHAM,LINDA; DURHAM,JAMES R; LEGO,DEBBIE 9066 E MANSFIELD AVE DENVER CO 80237

PARTLOW, SHERRI L; PARTLOW, EDWARD M 3105 BRAEBURN PL HIGHLANDS RANCH CO 80126 ALBRIGHT, DONALD J & JEWELL 9062 E MANSFIELD AVE DENVER CO 80237 FULLMER FAMILY TRUST 9060 E MANSFIELD AVE DENVER CO 80237

ELIOTT & STEVE ENTERPRISES LLC 4181 S PONTIAC ST DENVER CO 80237 MCCUE, JESSICA E; HOGUE, CECILIA; HOGUE, RANDY 9056 E MANSFIELD AVE DENVER CO 80237 PILON,CALEB LEE 9116 E MANSFIELD AVE DENVER CO 80237

HASA,LIOR A 9118 E MANSFIELD AVE DENVER CO 80237 WEST, DENNY LIVING TRUST; WEST, LAURA LIVING TRUST 4755 MASTERS CT DULUTH GA 30096 KOEKEMOER,BILLY P 9122 E MANSFIELD AVE DENVER CO 80237

ROSE,PAUL; NEWMAN,JENNIFER 9124 E MANSFIELD AVE DENVER CO 80237 ESPINOSA,ALICE L TRUST 9126 E MANSFIELD AVE DENVER CO 80237 9102 E MANSFIELD AVE LLC 2457 S JASMINE ST DENVER CO 80222

GABAI,RINAT 9104 E MANSFIELD AVE DENVER CO 80237 SAWYER, CAROLYN ELAINE REV LIV TRUST 9106 E MANSFIELD AVE DENVER CO 80237 SCHAEFER,PETER; SCHAEFER,STEPHANIE 507 S RACE ST DENVER CO 80209

LIU,LISA LI 9110 E MANSFIELD AVE DENVER CO 80237 MZ MANSFIELD LLC 6450 PRENTICE PL GREENWOOD VILLAGE CO 80111 MOORE,LISA M 9114 E MANSFIELD AVE DENVER CO 80237 HEIGOLD, FREDERICK III; SCHNEIDER, STEPHANIE 9142 E MANSFIELD AVE DENVER CO 80237

JORDAN,MATTHEW J; JORDAN,JENNIFER A 9140 E MANSFIELD AVE DENVER CO 80237 BOYHYANE,LOUBNA; ELALOUANI,DRISS 9138 E MANSFIELD AVE DENVER CO 80237

KATHLEEN O'HALLORAN TRUST 1221 S CLARKSON ST DENVER CO 80210 RAINEY,SUNSHINE 9134 E MANSFIELD AVE DENVER CO 80237 MROZEK, DOLORES C TRUST 3959 S BOSTON ST DENVER CO 80237

LEVIN, DAWN MICHELE 9130 E MANSFIELD AVE DENVER CO 80237 4094 CHERRY OWNER LLC 2615 S MONROE ST DENVER CO 80210 BECKER FAMILY TRUST 4506 S YOSEMITE CT GREENWOOD VILLAGE CO 80111

MOSES, MAUREEN M; MOSES, JOHN GEOFFREY 4090 S YOSEMITE ST DENVER CO 80237 KRIESER,CAROL O LIVING TRUST 1215 W ROSE LN PHOENIX AZ 85013 EDINGTON, ALISHA; TRIMARCHI, ANTHONY 4086 S YOSEMITE ST DENVER CO 80237

MOLINA, JANELLE; FILLAS ROSALIE; MOLINA, ALEXANDRIA 4084 S YOSEMITE ST DENVER CO 80237 BECKER FAMILY TRUST 4506 S YOSEMITE CT GREENWOOD VILLAGE CO 80111 FLETCHER,KIMBERLY A; FLETCHER,LEN R 6969 W AURORA DR GLENDALE AZ 85308

KIDSTON,ROSE M.; BIGLER,CHRISTOPHER J. 9001 E OXFORD DR DENVER CO 80237 ALLAWALA, FARHAT; ALLAWALA, YOUSUF 3662 SACRAMENTO ST SAN FRANCISCO CA 94118 PETERSON, DAVID 5775 S VIVIAN ST LITTLETON CO 80127

GILLIS,SHERYL COX 10200 E GIRARD AVE DENVER CO 80231 BOAKYE,YIADOM; OBENG,REGINA 9009 E OXFORD DR DENVER CO 80237

## **Alisha Kwon Hammett**

From: VHP3 < vhp003@gmail.com>

**Sent:** Friday, September 5, 2025 12:16 PM

To: Alisha Kwon Hammett

Cc: Maura Whelan

**Subject:** Re: Introductions: Town Center Terrace

Alisha,

Thank you so much for letting us know. M&M's notifications, more often than not unfortunately, typically leaves something to be desired.

We have a group of owners that we will share this Zoom info with.

Thank you again,

Vince

On Fri, Sep 5, 2025 at 11:54 AM Alisha Kwon Hammett <a lisha@zipper-line.com > wrote:

Hi Vince and Maura,

We wanted to follow up with you and let you know that we are hosting a virtual neighborhood meeting (at Sean's request) for the Hampden Town Center HOA and Owner's Association along with Town Center Terrace on Monday, September 15 at 6PM to discuss the rezoning proposal for Dayton Station. The Zoom meeting info is below, please feel free to share with your neighbors.

You are invited to a Zoom webinar!

When: Sep 15, 2025 06:00 PM Mountain Time (US and Canada)

Topic: Dayton Station Rezoning

Join from PC, Mac, iPad, or Android:

https://us05web.zoom.us/j/87417697157?pwd=G3X9lC8fH93QNB4BNFmkoEu4V2bEOY.1

Passcode: 638234

# Phone one-tap:

- +17193594580,,87417697157#,,,,\*638234# US
- +16694449171,,87417697157#,,,,\*638234# US

### Join via audio:

- +1 719 359 4580 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)

Webinar ID: 874 1769 7157

Passcode: 638234

International numbers available: <a href="https://us05web.zoom.us/u/lceH3QE0Wj">https://us05web.zoom.us/u/lceH3QE0Wj</a>

Alisha Kwon Hammett
ZIPPER LINE STRATEGIES

E: <u>alisha@zipper-line.com</u> | <u>www.zipper-line.com</u>

M: 720.296.5187

From: VHP3 < vhp003@gmail.com >

Sent: Thursday, August 21, 2025 8:36 PM

**To:** Sean Morrissey < <a href="mailto:sean@mmhoaservices.com">sean@mmhoaservices.com</a>; Alisha Kwon Hammett < <a href="mailto:alisha@zipper-line.com">alisha@zipper-line.com</a>; Maura Whelan

<mwhelan3852@gmail.com>

Cc: M&M Property Management <towncenterterrace@mmhoaservices.com>

**Subject:** Introductions: Town Center Terrace

Sean, Maura -

On Monday, I attended the neighborhood outreach meeting regarding the development of the empty plot of land across from TCT. It is now owned by Avanti Residential, and they are working with Zipper Line Strategies for rezoning.

I'd like to introduce Alisha Kwon Hammett, from Zipper Line, who led the discussion Monday night. Alisha had mentioned that both Zipper Line and Avanti were open to having conversations with HOAs in the area. I was the only person from our neighborhood to attend the meeting Monday night, and I think this would be a great opportunity for other residents from the neighborhood to learn more and ask questions.

Alisha,

Sean Morrissey is the owner of M&M Property Management, which is the management company for Town Center Terrace, the brick townhomes to the north of us (whose name escapes me currently), along with the Hampden Town Center master association as well I do believe.

Maura Whalen is one of our HOA board members for Town Center Terrace and a fellow resident.

Considering I was the only one to attend from the neighborhood, I think this would be a great opportunity for other residents to learn more and ask questions.
Best to all,
Vince Pascale
3852, #302
"Be water, my friend." Bruce Lee
 "Be water, my friend." Bruce Lee

### **Alisha Kwon Hammett**

From: Anthony Blout <ablout@avantiresidential.com>

Sent: Tuesday, September 2, 2025 10:15 AM

**To:** David Smith

**Cc:** Alisha Kwon Hammett

**Subject:** RE: Proposed Dayton Station Development

Follow Up Flag: Follow up Flag Status: Flagged

Hi David!

Back in town and hoping to circle back on this. Are you around next week to grab a coffee? I think we are currently working on scheduling a virtual meeting with your HOA (virtual was preferred by TCT) for next week or the week after, but I would still love to connect with you directly as well.

I am digging out of a giant email and meeting backlog the next few days but if there is a time that works for you on Friday, Monday or Tuesday, I am happy to make myself available.

Let me know!

AJB

Anthony Blout c: 415-580-0557

From: David Smith <davidsmithcorealestate@gmail.com>

**Sent:** Monday, August 25, 2025 4:40 PM

**To:** Anthony Blout <ablout@avantiresidential.com> **Cc:** Alisha Kwon Hammett <alisha@zipper-line.com> **Subject:** Re: Proposed Dayton Station Development

[External email. Use caution with links and attachments, and NEVER provide your password.]

Anthony, that sounds fine, as I am traveling this week for Labor Day as well, headed up to Aspen. Yes, I would definitely meet you in September to discuss the project and neighborhood concerns. I would also say it is very noteworthy to present and interact at a TCT HOA Meeting in the near future, and from what I have heard Sean Morrissey, of the HOA Management company, is in the process of facilitating such.

As for the other, I do appreciate your taking a look at my listing and insights into the current Development market in Denver. I definitely want to do the best I can for my clients, give them as much marketplace information as possible.

Have a good week and safe travels, will circle back next week! David B. Smith, Associate Real Estate Broker, Broker's Guild Classic **Pronouns: He and Him** www.DavidSmithCORealEstate.com Office phone: 720-316-6356 Cell Phone: 310-428-2813 Serving Clients with precision and dedication for over 15 years, your referrals are much appreciated! On Wed, Aug 20, 2025 at 12:12 PM Anthony Blout <a href="mailto:ablout@avantiresidential.com">ablout@avantiresidential.com</a> wrote: Hi David, thanks so much for your followup. Unfortunately, I am traveling for the next week through labor day, so I wont be able to meetup until after the holiday. Do you want to pencil something for that week to connect? I am happy to meet you (and whoever else) at the site or grab a coffee somewhere nearby. As we mentioned to other folks in the TCT HOAs, we are also happy to come to one of your HOA meetings to talk to your group if you think that would be productive. I will let Alisha chime in on the noticing requirements from the county and how we met them for this week's meeting. My understanding is they are quite complicated, but we took every effort to follow the requirements to the letter. I am sure she can shed more light on the subject with her expertise. For the other thing I am more than happy to give you my 2 cents on your deal if its helpful. Real estate is such a small world and if I can be helpful in any way I am happy to provide my opinion. Let me take a look at what you sent and maybe we can chat more about it when I return?

Looking forward to connecting in the coming weeks.

Cheers,

AJB

## **Anthony Blout**

c: 415-580-0557

From: David Smith < <a href="mailto:davidsmithcorealestate@gmail.com">davidsmithcorealestate@gmail.com</a>>

**Sent:** Tuesday, August 19, 2025 5:31 PM

To: Anthony Blout <ablout@avantiresidential.com>
Cc: Alisha Kwon Hammett <alisha@zipper-line.com>
Subject: Re: Proposed Dayton Station Development

[External email. Use caution with links and attachments, and NEVER provide your password.]

Hi Anthony,

that is very fair of you. I am pretty busy this time of year travel-wise(compete on semi pro sand volleyball circuit), but could meet at the site, say corner of Dallas and Manfield next Monday or Tuesday morning and briefly discuss concerns. I could probably get some TCT HOA Board participation one of those mornings as well, let me know times on your end and we will make it happen if that location works for you.

As a heads up, as it pertains to TCT Complex, my girlfriend and I live and own there, we did not receive a mailed notification of yesterday's meeting... Our HOA Management Company wasn't even aware of the Meeting or potential development of the site until I was able to get in touch with them yesterday... not the biggest deal in this earliest stage, but would certainly like to see that corrected for future iterations.

On a side note, I do have a commercial listing in the Highlands/Sunnyside area I would love to pick your brain about as to prospects for development there. Spec sheet attached. Building market in general? I have been getting mixed reviews from my Developer contacts, admittedly somewhat limited in number, but those I do have are mostly indicating the market to build is not very good right now, would welcome any insight you might see fit to share.

Regards,
David B. Smith, Associate Real Estate Broker, Broker's Guild Classic
Pronouns: He and Him www.DavidSmithCORealEstate.com
Office phone: 720-316-6356
Cell Phone: 310-428-2813
Serving Clients with precision and dedication for over 15 years, your referrals are much appreciated!
On Fri, Aug 15, 2025 at 12:51 PM Anthony Blout <a href="mailto:ablout@avantiresidential.com">ablout@avantiresidential.com</a> wrote:
Hi David – Thank you very much for reaching out. Alisha forwarded me your latest email and I wanted to follow up directly with you.
As a family run company based here in Denver, we take our role in the community very seriously. We really appreciate your thoughtful comments, and I would love to hear your concerns directly in more detail. I understand you won't be able to join us for our neighborhood meeting on Monday evening, but can I buy you a cup of coffee next Monday or Tuesday in the morning or afternoon? Is there a time eithe day that works for your schedule?
Please let me know and I look forward to connecting with you in person.
Best
AJB

<b>To:</b> Alisha Kwon Hammett <a a="" lisha@zipper-line.com<="">&gt;; Summer Mrotek <a a="" lisha@zipper-line.com<="">&gt; <b>Subject:</b> Re: Proposed Dayton Station Development</a></a>
Hi Alisha,
thanks for getting back to me. Yes, the points of contention remain the same from this having failed in Greenwood Village:
1. Boston Street may be the stated preferred access point for certain providers, quite frankly that is the case, because as you state, there is nothing else. For those who live in the area, no amount of traffic study paid for and commissioned by the Developer, a formality also undertaken in previous development attempts, is going to assuage our access and parking concerns.
2. Parking - your development application states 1.6 spots per unit? Using TCT and other neighboring developments as a gauge, you are looking at more like 2.5 spots needed, if not more that being the case, you will be adding at least 100 parked cars to Dallas Street on a nightly basis. In that Dallas will not fit that many, neighboring complexes are going to be burdened with additional towing enforcement costs for your residents cars that will inevitably get parked there
As previously stated, I would see a couple of options as reasonable for this lot. Either a lot less units, 50 at an absolute maximum that included considerable developed public outdoor space, or creation of an additional access point to the lot, that new access point to be the sole ingress. Short of that, I think we are going to be getting to know each other well in months ahead, as the local owners and HOA Boards will be certainly pressing the above points at each step of the process.
Regards,
David B. Smith, Associate Real Estate Broker, Broker's Guild Classic
Pronouns: He and Him

 $\underline{www.DavidSmithCORealEstate.com}$ 

Office phone: 720-316-6356

Cell Phone: 310-428-2813	
	Serving Clients with precision and dedication for over 15 years, your referrals are much appreciated!
	On Man, Aug 11, 2005 at 5:42 DM Aliaha Kwan Hammatt kaliaha @ninnay lina aana waata
	On Mon, Aug 11, 2025 at 5:42 PM Alisha Kwon Hammett <a lisha@zipper-line.com=""> wrote:  Hi David,</a>
	Anthony forwarded your email regarding your concerns about the proposed for rent townhome development at Dayton Station. Thank you for sharing your feedback. We understand the concerns around access via Dallas Street and the impact on traffic and parking.
	Unfortunately, access from Boston Street is not feasible due to ownership by the City and County of Denver and a steep grade difference. Similarly, connecting to Mansfield Avenue is restricted by the existing drainageway to the north of the property. We've consulted with South Metro Fire and Arapahoe County Public Works and Development, and both have indicated Dallas Street as the preferred access point.
	We are actively exploring solutions to address these access dynamics, including potential traffic mitigation strategies and parking enhancements. We have a traffic impact study underway by Fox Tuttle Transportation Group, and we are parking the site significantly above code minimum with a mix of garages and surface parking for future residents and guests. We welcome your input on specific ideas that could make this development more workable for the neighborhood.
	Please join us for a community meeting on Monday, August 18 at 5 PM at Hampden Branch Library to discuss the rezoning and share your thoughts.
	Thank you for your engagement.
	Alisha Kwon Hammett ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

From: David Smith < davidsmithcorealestate@gmail.com >

Sent: Friday, August 8, 2025 4:29:12 PM

To: andyn@kephart.com <a href="mailto:andyn@kephart.com">andyn@kephart.com</a>; Anthony Blout <a href="mailto:ablout@avantiresidential.com">ablout@avantiresidential.com</a>

**Subject:** Proposed Dayton Station Development

[External email. Use caution with links and attachments, and NEVER provide your password.]

# Andy/Anthony:

I wanted to take a moment to interact with you on your proposed Development Plan. As is referenced in your development application, in that Dallas Street is the only currently viable ingress/egress to the site, is heavily relied upon already and over-parked at current, as with previous development attempts under the City of Greenwood Village oversight, I believe you are going to find the going pretty adversarial with the local residency unless you can come up with something more than your application reflects at the moment... I would like to find something to get behind here for this site, but 110 rental units without any change to the current access dynamics certainly is not it.

Regards,

David B. Smith, Associate Real Estate Broker, Broker's Guild Classic

**Pronouns: He and Him** 

www.DavidSmithCORealEstate.com

Office phone: 720-316-6356

Cell Phone: 310-428-2813

Serving Clients with precision and dedication for over 15 years, your referrals are much appreciated!

#### Alisha Kwon Hammett

From: Sean Morrissey (M&M Property Management) <support@mmhoaservices.com>

Sent: Thursday, August 28, 2025 8:26 AM

**To:** Alisha Kwon Hammett **Cc:** Anthony Blout

**Subject:** Ticket # 670642 Re: HTOA - Avanti Residential

Follow Up Flag: Follow up Flag Status: Flagged

## Reply above this line to add your message to the ticket ##

Your ticket(#670642) sent to Hampden Town Center Owners Association Inc has been updated.

Please review the comments from your assigned agent, Sean Morrissey below.

You may comment by replying to this email.

I have the following dates open. Thinking a virtual townhall

Monday 9/15 monday 9/22 Thursday 9/25

Sean Morrissey

M&M Property Management

t: 866-611-5864

This email is a service from M&M Property Management.

On August 25, 2025 at 5:00:11 PM UTC, Alisha Kwon Hammett - Zipper Line Strategies alisha@zipper-line.com wrote: Hi Sean,

Could you please provide us with some dates and times after Labor Day that your groups are available to meet? Anthony with Avanti is on vacation until after the holiday.

We are more than happy to come to each community and discuss.

Alisha Kwon Hammett
ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

From: Sean Morrissey (M&M Property Management) <support@mmhoaservices.com>

Sent: Friday, August 22, 2025 1:28 PM

To: Alisha Kwon Hammett <alisha@zipper-line.com> Cc: Anthony Blout <ablout@avantiresidential.com> Subject: Ticket # 670642 Re: HTOA - Avanti Residential

## Reply above this line to add your message to the ticket ##

Your ticket(#670642) sent to Hampden Town Center Owners Association Inc has been updated.

Please review the comments from your assigned agent, Sean Morrissey below.

You may comment by replying to this email.

Both should be

c/o - M&M Property Management 18695 Pony Express Dr Unit 4160, Parker, CO 80134-1669

So for Town Center Terrace, that is correct, but I did not receive the notice.

The owners are very vocal about this property, so a meeting is preferred. There are serious parking issue concerns.

Sean Morrissey
M&M Property Management

t: 866-611-5864

This email is a service from M&M Property Management.

On August 22, 2025 at 6:16:42 PM UTC, Alisha Kwon Hammett - Zipper Line Strategies <u>alisha@zipper-line.com</u> wrote:

Hi Sean,

Thank you for your email.

We've been in communication with Tricia Wiedeman earlier this week regarding the notification issue. As required by Arapahoe County, notices must be sent to all property owners within 500 feet of the subject properties. We obtain mailing information directly from the County's ArapaMAP system, which is maintained by Arapahoe County.

According to County records:

- Hampden Town Center Owner's Association is associated with parcel #2075-03-2-23-002. The listed mailing address is: 6140 S Gun Club Rdg Unit K6 296, Aurora, CO 80016-5308
- Town Center Terrace HOA is associated with parcel #2075-03-2-19-023. The listed mailing address is:

18695 Pony Express Dr Unit 4160, Parker, CO 80134-1669

If these addresses are outdated or incorrect, we recommend contacting the Arapahoe County Treasurer's Office to update the mailing information.

We're happy to include you in future email notifications and are also available to meet with you or representatives from the HOAs to discuss our rezoning proposal or answer any questions.

You are correct that the subject property is owned by Avanti Residential under ARD CO–Dayton Station LLC.

Alisha Kwon Hammett ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

From: Sean Morrissey (M&M Property Management) <support@mmhoaservices.com>

Sent: Friday, August 22, 2025 12:07 PM

To: Alisha Kwon Hammett <alisha@zipper-line.com>

Subject: HTOA - Avanti Residential

## Reply above this line to add your message to the ticket ##

Alisha,

I have created a new email thread to remove the homeowners and unwanted parties from the email thread. By way of introduction, I am the managing agent for the Hampden Town Owners Association. That is the master association in which the Avanti Residential property is located.

I also manage the Town Center Terrace HOA and Hampdent Town Center HOA which are sub-associations.

For communication relating to the Avanti Residential property, please cc me and I will make certain all owners in the Master are notified.

I did learn of the community meeting the day of the event. The notices from the city went to the prior management company (we took over in February). I have notified the ciry of the error. I would like to get a townhall meeting setup and we can invite owners interested in attending.

Am I correct that Avanti Residential is also known as ARD CO-Dayton Station LLC?

Sean Morrissey

M&M Property Management

t: 866-611-5864

This email is a service from M&M Property Management.

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To unsubscribe from this group and stop receiving emails from it, send an email to <a href="mailto:support+unsubscribe@mmhoaservices.com">support+unsubscribe@mmhoaservices.com</a>.

#### **Alisha Kwon Hammett**

From: Alisha Kwon Hammett

**Sent:** Friday, August 22, 2025 11:12 AM

To: Summer Mrotek
Cc: Anthony Blout

Subject: RE: Development project at Dayton Station: Community Feedback

Hi Summer,

Apologies for the delay- your email got buried in my inbox earlier this week.

We're currently working to schedule a meeting with the TCT HOA and hope to be able to attend once it's confirmed.

I've copied Anthony Blout from Avanti Residential on this email. He's currently on vacation through Labor Day, but once he returns, we'd be happy to meet with you individually to discuss your concerns regarding traffic, parking, and site access.

To address a few of your points:

Since the site is in unincorporated Arapahoe County, we're unable to obtain a curb cut from Boston Street, which falls under the jurisdiction of the City and County of Denver. As a result, all site access will be from Dallas Street. We've initiated a traffic impact study to evaluate how our development will affect Dallas Street and surrounding collector and arterial roads.

Each rental townhome will include a two-car garage, and we'll also provide surface parking for guests.

We're actively working with the City of Greenwood Village to explore the possibility of eliminating on-street parking along Dallas Street. It appears that much of the current parking is used by transients and renters from IMT. Avanti will own and operate the townhomes and will enforce on-site parking for residents. Additionally, parking will be bundled with rent to discourage on-street parking.

Please let us know if you have any further questions or concerns, we're happy to continue the conversation.

Alisha Kwon Hammett ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

----Original Message-----

From: Summer Mrotek <bodybysummer@gmail.com>

Sent: Monday, August 18, 2025 1:14 PM

To: Alisha Kwon Hammett <alisha@zipper-line.com>

Subject: Development project at Dayton Station: Community Feedback

Hello, my name is Summer Mrotek, I am on the Board of the neighboring Town Center Terrace Condos to your proposed development. I would expand on these points in the future, but in short:

1. General access to the area(Yosemite and Hampden are only 2 access points) is already over-crowded 2. Dallas Street Congestion - Parking, ingress and egress 3. Slower emergency response times 4. Potential Impact on TCT amenities - we already struggle with neighboring rental communities parking in our lots, using our pool and fitness center.

We have in the past when this was in Greenwood Village, and likely will in the future have considerable local community concern regarding a project of this size being developed there.

Regards, Summer Mrotek Sent from my iPhone

## **Alisha Kwon Hammett**

From: Tricia Wiedeman <tricia@mmhoaservices.com>

Sent: Wednesday, August 20, 2025 3:10 PM

**To:** Alisha Kwon Hammett

**Subject:** Re: Dayton Station Development/Re-zoning

Would you happen to have the reach out information on the treasurer office

On Tue, Aug 19, 2025 at 1:39 PM Alisha Kwon Hammett <alisha@zipper-line.com > wrote:

Hi Tricia,

After further investigation, it looks like we did send a neighborhood meeting invitation to Hampden Town Center Owner's Association on August 1. We pull the mailing information from Arapahoe County's <a href="ArapaMAP">ArapaMAP</a> which is managed by the County. The County's records show Hampden Town Center Owner's Association associated with parcel #2075-03-2-23-002 and the mailing address on file is: 6140 S GUN CLUB RDG UNIT K6 296, AURORA CO 80016-5308

Town Center Terrace HOA is associated with parcel# 2075-03-2-19-023 and the address on file with the County is 18695 PONY EXPRESS DR UNIT 4160, PARKER CO 80134-1669

If the addresses above do not match where mail should go to, we recommend reaching out to the County's Treasurer's office for a change of address.

Alisha Kwon Hammett
ZIPPER LINE STRATEGIES

E: <u>alisha@zipper-line.com</u> | <u>www.zipper-line.com</u>

M: 720.296.5187

From: Tricia Wiedeman < <a href="mailto:tricia@mmhoaservices.com">tricia@mmhoaservices.com</a>>

**Sent:** Tuesday, August 19, 2025 1:22 PM

To: Alisha Kwon Hammett <alisha@zipper-line.com>

Cc: Kathleen Hammer < KHammer@arapahoegov.com >; Anthony Blout < ablout@avantiresidential.com >

Subject: Re: Dayton Station Development/Re-zoning

thank you
I am the management agent for Hampden Town Center Owners Association Inc., Hampden Terrace, and
Town Center Terrace
We have received no notices of the application, and request a reschedule
Also, why are we not receiving them notices? I need to get that answered?
On Tue, Aug 19, 2025 at 1:20 PM Alisha Kwon Hammett <alisha@zipper-line.com> wrote:</alisha@zipper-line.com>
Hi Tricia,
Yes, our case planner is Kat Hammer with Arapahoe County. She is copied on this response.
Alisha Kwon Hammett
ZIPPER LINE STRATEGIES  E: alisha@zipper-line.com   www.zipper-line.com  M: 720.296.5187
IVI. 720.290.5107
From: Tricia Wiedeman < tricia@mmhoaservices.com > Sent: Tuesday, August 19, 2025 1:07 PM
To: Alisha Kwon Hammett <alisha@zipper-line.com> Subject: Re: Dayton Station Development/Re-zoning</alisha@zipper-line.com>
Do you know what email address is for arapahoe county?
On Tue, Aug 19, 2025 at 11:11 AM Alisha Kwon Hammett < <u>alisha@zipper-line.com</u> > wrote:

Hi Tricia,

Anthony Blout with Avanti Residential forwarded your inquiry regarding the lack of notification about the recent neighborhood meeting for the rezoning of a vacant 5.77-acre parcel known as Dayton Station (Case Q25-052).

To clarify, the subject property is located within unincorporated Arapahoe County. According to County requirements, only property owners and HOAs within a 500-foot radius of the property are required to receive mailed public notices (see attached map). Our records indicate that Town Center Terrace was sent a mailed notice on August 1. However, Hampden Town Center Owner's Association and Hampden Terrace HOA were not included, as they fall outside the 500-foot notification boundary.

Please note that a formal rezoning application has not yet been submitted to the County. The recent neighborhood meeting at the Hampden Branch Library was part of the initial public outreach phase.

If the Hampden Town Center Owner's Association or Hampden Terrace HOA, or Town Center Terrace would like to meet with the property owner to discuss this potential rezoning application, we would be happy to coordinate a meeting upon request.

Alisha Kwon Hammett ZIPPER LINE STRATEGIES

E: <u>alisha@zipper-line.com</u> | <u>www.zipper-line.com</u>

M: 720.296.5187

From: Tricia Wiedeman < tricia@mmhoaservices.com>

**Sent:** Tuesday, August 19, 2025 9:49 AM

**To:** Anthony Blout <ablout@avantiresidential.com> **Subject:** Dayton Station Development/Re-zoning

[External email. Use caution with links and attachments, and NEVER provide your password.]

Hello, I am trying to see who I reached out to about this matter, we are

I am the management agent for Hampden Town Center Owners Association Inc., Hampden Terrace, and

**Town Center Terrace** 

We have received no notices of the application, and request a reschedule
Also, why are we not receiving them
Tricia Wiedeman,
t. 866-611-5864   f. 866-611-2640   e. tricia@mmhoaservices.com
Tricia Wiedeman,
t. 866-611-5864   f. 866-611-2640   e. tricia@mmhoaservices.com
Tricia Wiedeman,
t. 866-611-5864   f. 866-611-2640   e. tricia@mmhoaservices.com
Γricia Wiedeman,
866-611-5864   f. 866-611-2640   e. tricia@mmhoaservices.com

## **Alisha Kwon Hammett**

**From:** Summer Mrotek <bodybysummer@gmail.com>

**Sent:** Tuesday, September 9, 2025 11:38 AM

To: Alisha Kwon Hammett
Cc: David Smith; Anthony Blout

**Subject:** Re: Proposed Dayton Station Development

Ok great thank you!

Sent from my iPhone

On Sep 9, 2025, at 11:35 AM, Alisha Kwon Hammett <alisha@zipper-line.com> wrote:

We have been in regular communication with Sean and he was the one who requested the virtual meeting over an in person meeting. We'll reach out to him again about attending the October 7 meeting.

Alisha Kwon Hammett ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

From: Summer Mrotek <bodybysummer@gmail.com>

Sent: Tuesday, September 9, 2025 11:34 AM

To: Alisha Kwon Hammett <alisha@zipper-line.com>

Cc: David Smith <davidsmithcorealestate@gmail.com>; Anthony Blout <ablout@avantiresidential.com>

Subject: Re: Proposed Dayton Station Development

Sean Morrissey owner of M&M Management and manages the entire area including Walmart.

Sent from my iPhone

On Sep 9, 2025, at 11:28 AM, Alisha Kwon Hammett <a lisha@zipper-line.com> wrote:

We are happy to attend your next HOA meeting on October 7. Who do we coordinate with to get on the agenda?

Alisha Kwon Hammett
ZIPPER LINE STRATEGIES

E: <u>alisha@zipper-line.com</u> | <u>www.zipper-line.com</u>

M: 720.296.5187

From: Summer Mrotek <bodybysummer@gmail.com>

Sent: Tuesday, September 9, 2025 11:27 AM

To: Alisha Kwon Hammett <alisha@zipper-line.com>

Cc: David Smith <davidsmithcorealestate@gmail.com>; Anthony Blout

<ablout@avantiresidential.com>

Subject: Re: Proposed Dayton Station Development

Hi thank you for the follow up.

I strongly recommend an in person meeting at our next HOA meeting on Oct 7 at 6pm or another future date.

I like the idea of a meeting (virtual or in-person) but would need more notice than a week and I think most others would as well. I am already scheduled to work until 6:30pm on Monday Sept 15 but I will jump on the call at that time if that's our only option.

Sent from my iPhone

On Sep 8, 2025, at 10:14 AM, Alisha Kwon Hammett <alisha@zipper-line.com> wrote:

Hi David and Summer,

We wanted to follow up with you and let you know that we are hosting a virtual neighborhood meeting (at Sean's request) for the Hampden Town Center HOA and Owner's Association along with Town Center Terrace on Monday, September 15 at 6PM to discuss the rezoning proposal for Dayton Station. The Zoom meeting info is below, please feel free to share with your neighbors.

You are invited to a Zoom webinar!

When: Sep 15, 2025 06:00 PM Mountain Time (US and Canada)

Topic: Dayton Station Rezoning

Join from PC, Mac, iPad, or Android:

https://us05web.zoom.us/j/87417697157?pwd=G3X9lC8fH93

ONB4BNFmkoEu4V2bEOY.1

Passcode: 638234

## Phone one-tap:

- +17193594580,,87417697157#,,,,\*638234# US
- +16694449171,,87417697157#,,,,\*638234# US

#### Join via audio:

- +1 719 359 4580 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)

Webinar ID: 874 1769 7157

Passcode: 638234

International numbers available:

https://us05web.zoom.us/u/lceH3QE0Wj

Alisha Kwon Hammett
ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

From: David Smith <davidsmithcorealestate@gmail.com>

Sent: Monday, August 25, 2025 4:40 PM

To: Anthony Blout <ablout@avantiresidential.com>
Cc: Alisha Kwon Hammett <alisha@zipper-line.com>
Subject: Re: Proposed Dayton Station Development

Anthony, that sounds fine, as I am traveling this week for Labor Day as well, headed up to Aspen. Yes, I would definitely meet you in September to discuss the project and neighborhood concerns. I would also say it is very noteworthy to present and interact at a TCT HOA Meeting in the near future, and from what I have heard Sean Morrissey, of the HOA Management company, is in the process of facilitating such.

As for the other, I do appreciate your taking a look at my listing and insights into the current Development market in Denver. I definitely want to do the best I can for my clients, give them as much marketplace information as possible.

Have a good week and safe travels, will circle back next week!

David B. Smith, Associate Real Estate Broker, Broker's Guild Classic

Pronouns: He and Him www.DavidSmithCORealEstate.com

Office phone: 720-316-6356 Cell Phone: 310-428-2813

Serving Clients with precision and dedication for over 15

years, your referrals are much appreciated!

On Wed, Aug 20, 2025 at 12:12 PM Anthony Blout <ablowverlag; ablout@avantiresidential.com> wrote:

Hi David, thanks so much for your followup.

Unfortunately, I am traveling for the next week through labor day, so I wont be able to meetup until after the holiday.

Do you want to pencil something for that week to connect? I am happy to meet you (and whoever else) at the site or grab a coffee somewhere nearby. As we mentioned to other folks in the TCT HOAs, we are also happy to come to one of your HOA meetings to talk to your group if you think that would be productive.

I will let Alisha chime in on the noticing requirements from the county and how we met them for this week's meeting. My understanding is they are quite complicated, but we took every effort to follow the requirements to the letter. I am sure she can shed more light on the subject with her expertise.

For the other thing I am more than happy to give you my 2 cents on your deal if its helpful. Real estate is such a small world and if I can be helpful in any way I am happy to provide

my opinion. Let me take a look at what you sent and maybe we can chat more about it when I return?
Looking forward to connecting in the coming weeks.
Cheers,
AJB
Anthony Blout
Antifoliy Blout
c: 415-580-0557
From: David Smith < <a href="mailto:davidsmithcorealestate@gmail.com">davidsmithcorealestate@gmail.com</a> > Sent: Tuesday, August 19, 2025 5:31 PM
To: Anthony Blout <ablout@avantiresidential.com></ablout@avantiresidential.com>
Cc: Alisha Kwon Hammett <a in="" of="" state="" t<="" td="" the=""></a>
Subject: Re: Proposed Dayton Station Development
Use caution with links and attachments, and NEVER provide your password.]
Hi Anthony,

that is very fair of you. I am pretty busy this time of year travel-wise(compete on semi pro sand volleyball circuit), but could meet at the site, say corner of Dallas and Manfield next Monday or Tuesday morning and briefly discuss concerns. I could probably get some TCT HOA Board participation one of those mornings as well, let me know times on your end and we will make it happen if that location works for you.

[External email.

As a heads up, as it pertains to TCT Complex, my girlfriend and I live and own there, we did not receive a mailed notification of yesterday's meeting... Our HOA Management Company wasn't even aware of the Meeting or potential development of the site until I was able to get in touch with them yesterday... not the biggest deal in this earliest stage, but would certainly like to see that corrected for future iterations.

On a side note, I do have a commercial listing in the Highlands/Sunnyside area I would love to pick your brain about as to prospects for development there. Spec sheet attached. Building market in general? I have been getting mixed reviews from my Developer contacts, admittedly somewhat limited in number, but those I do have are mostly indicating the market to build is not very good right now, would welcome any insight you might see fit to share.

Regards,

David B. Smith, Associate Real Estate Broker, Broker's Guild Classic

**Pronouns: He and Him** 

www.DavidSmithCORealEstate.com

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Cell Phone: 310-428-2813

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On Fri, Aug 15, 2025 at 12:51 PM Anthony Blout <ablow>ablout@avantiresidential.com> wrote:</a>

Hi David – Thank you very much for reaching out. Alisha forwarded me your latest email and I wanted to follow up directly with you.

As a family run company based here in Denver, we take our role in the community very seriously. We really appreciate your thoughtful comments, and I would love to hear your concerns directly in more detail. I understand you won't be able to join us for our neighborhood meeting on Monday evening, but can I buy you a cup of coffee next Monday or Tuesday in the morning or afternoon? Is there a time either day that works for your schedule?

Please let me know and I look forward to connecting with you in person.

**Best** 

AJB

From: David Smith <davidsmithcorealestate@gmail.com>

**Sent:** Friday, August 15, 2025 11:53 AM

**To:** Alisha Kwon Hammett <alisha@zipper-line.com>; Summer Mrotek

<br/><bodybysummer@gmail.com>

Subject: Re: Proposed Dayton Station Development

Hi Alisha,

thanks for getting back to me. Yes, the points of contention remain the same from this having failed in Greenwood Village:

1. Boston Street may be the stated preferred access point for certain providers, quite frankly that is the case, because as you state, there is nothing else. For those who live in the area, no amount of traffic study paid for and commissioned by the Developer, a formality also undertaken in previous development attempts, is going to assuage our access and parking concerns.

2. Parking - your development application states 1.6 spots per unit? Using TCT and other neighboring developments as a gauge, you are looking at more like 2.5 spots needed, if not more... that being the case, you will be adding at least 100 parked cars to Dallas Street on a nightly basis. In that Dallas will not fit that many, neighboring complexes are going to be burdened with additional towing enforcement costs for your residents cars that will inevitably get parked there...

As previously stated, I would see a couple of options as reasonable for this lot. Either a lot less units, 50 at an absolute maximum that included considerable developed public outdoor space, or creation of an additional access point to the lot, that new access point to be the sole ingress. Short of that, I think we are going to be getting to know each other well in months ahead, as the local owners and HOA Boards will be certainly pressing the above points at each step of the process.

Regards,

David B. Smith, Associate Real Estate Broker, Broker's Guild Classic

**Pronouns: He and Him** www.DavidSmithCORealEstate.com

Office phone: 720-316-6356

Cell Phone: 310-428-2813

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On Mon, Aug 11, 2025 at 5:42 PM Alisha Kwon Hammett <alisha@zipper-line.com> wrote:

Hi David,

Anthony forwarded your email regarding your concerns about the proposed for rent townhome development at Dayton Station. Thank you for sharing your feedback. We understand the concerns around access via Dallas Street and the impact on traffic and parking.

Unfortunately, access from Boston Street is not feasible due to ownership by the City and County of Denver and a steep grade difference. Similarly, connecting to Mansfield Avenue is restricted by the existing drainageway to the north of the property. We've consulted with South Metro Fire and Arapahoe County Public Works and Development, and both have indicated Dallas Street as the preferred access point.

We are actively exploring solutions to address these access dynamics, including potential traffic mitigation strategies and parking enhancements. We have a traffic impact study underway by Fox Tuttle Transportation Group, and we are parking the site significantly above code minimum with a mix of garages and surface parking for future residents and guests. We welcome your input on specific ideas that could make this development more workable for the neighborhood.

Please join us for a community meeting on Monday, August 18 at 5 PM at Hampden Branch Library to discuss the rezoning and share your thoughts.

Thank you for your engagement.

Alisha Kwon Hammett
ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

From: David Smith < davidsmithcorealestate@gmail.com >

**Sent:** Friday, August 8, 2025 4:29:12 PM

To: <a href="mailto:andyn@kephart.com">andyn@kephart.com</a>; Anthony Blout

<a href="mailto:<a href="mailto:ablout@avantiresidential.com">ablout@avantiresidential.com</a>

Subject: Proposed Dayton Station Development

[External email. Use caution with links and attachments, and NEVER provide your password.]

# Andy/Anthony:

I wanted to take a moment to interact with you on your proposed Development Plan. As is referenced in your development application, in that Dallas Street is the only currently viable ingress/egress to the site, is heavily relied upon already and over-parked at current, as with previous development attempts under the City of Greenwood Village oversight, I believe you are going to find the going pretty adversarial with the local residency unless you can come up with something more than your application reflects at the moment... I would like to find something to get behind here for this site, but 110 rental units without any change to the current access dynamics certainly is not it.

Regards,

David B. Smith, Associate Real Estate Broker, Broker's Guild Classic

**Pronouns: He and Him** 

www.DavidSmithCORealEstate.com

Office phone: 720-316-6356

Cell Phone: 310-428-2813

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15 years, your referrals are much appreciated!

## **Alisha Kwon Hammett**

From: Alisha Kwon Hammett

Sent: Wednesday, September 3, 2025 11:40 AM

To: caitlin.sergeant@gmail.com

Cc: Kathleen Hammer; Anthony Blout

Subject: RE: Dayton Station - Q25-052

Hi Cat,

Kat Hammer with Arapahoe County forwarded us your email.

Thank you for your thoughtful feedback- it's clear you care deeply about the future of this neighborhood, and we appreciate your engagement.

While mixed-use development can be a powerful tool for creating vibrant, walkable communities, it's not always feasible or appropriate for every site. In this case, several factors make mixed-use less viable:

- Site Constraints: The property is relatively small at 5.77 acres and bordered by residential uses, a transit parking lot, and elevated roadways. These physical limitations reduce visibility and accessibility for commercial tenants, which are critical for long-term viability.
- Market Demand: Recent market studies and developer outreach have indicated limited demand for retail or office space in this specific location. Without strong foot traffic or anchor uses nearby, commercial components risk remaining vacant or underutilized.
- Zoning and Infrastructure: The current infrastructure and zoning context support residential
  development more readily than mixed-use. The Hampden Town Center subdivision which the
  subject property lies was master planned and envisioned as residential. All the infrastructure and
  utilities were sized accordingly. Introducing commercial uses would require significant utility and
  infrastructure upgrades, and traffic accommodations that are infeasible.

Rezoning to R-MF to accommodate rental townhomes, on the other hand, offer several benefits that align well with the site's characteristics and community needs:

- Transit-Oriented Density: The proposed townhomes provide a moderate density (approx. 19 units/acre) that supports transit ridership and regional housing goals without overwhelming local infrastructure.
- Housing Diversity: These homes offer "missing middle housing" for the County which can serve young professionals, small families, seniors, and others who may not be ready or able to purchase a home.
- Neighborhood Integration: The design complements surrounding residential uses and creates a
  cohesive streetscape, while still contributing to the broader goals of affordability and
  accessibility.

While this development may not include commercial uses, it does help address the pressing need for attainable housing near transit.

We're happy to meet with you at your convenience should you want to discuss further.

# Alisha Kwon Hammett ZIPPER LINE STRATEGIES

E: alisha@zipper-line.com | www.zipper-line.com

M: 720.296.5187

From: Kathleen Hammer < KHammer@arapahoegov.com>

**Sent:** Tuesday, August 19, 2025 2:52 PM

To: Alisha Kwon Hammett <alisha@zipper-line.com>

Subject: FW: Dayton Station - Q25-052

Alisha - Another comment for your records.

Thanks, Kat Hammer



From: Cat Sergeant < <a href="mailto:caitlin.sergeant@gmail.com">caitlin.sergeant@gmail.com</a> Sent: Wednesday, August 13, 2025 10:43 AM

To: Kathleen Hammer < KHammer@arapahoegov.com >

Subject: Re: Dayton Station - Q25-052

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

While I agree we need housing, I would like to see this become mixed-use, not solely residential. Is there a zoning designation that supports density, but requires commercial to be included? Yet another cloistered residents-only area adds nothing to the neighborhood and the closeness to transit only serves those who rent there, not the community.

Thanks, Cat

On Wed, Aug 13, 2025 at 9:42 AM Kathleen Hammer < KHammer@arapahoegov.com > wrote:

Hi Cat,

I have attached the presubmittal application the County received on this proposal. Please let me know if you have specific questions.

Thanks,

Kat



# **Kat Hammer**

Senior Planner

Public Works & Development

6924 S Lima St | Englewood, CO 80112

O: 720.874.6666

Arapahoegov.com

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## **Alisha Kwon Hammett**

From: Alisha Kwon Hammett

**Sent:** Wednesday, September 10, 2025 9:32 AM **To:** 'jacobgruenwald2001@gmail.com'

**Cc:** Anthony Blout **Subject:** Dayton Station

Hi Jacob,

Your email to Avanti Residential was forwarded to me. Thank you for reaching out and sharing your concerns regarding the rezoning of the vacant property near Dayton Station. We understand that changes in a neighborhood can bring up strong feelings, and we truly value community input as part of the planning process.

Our goal is to contribute positively to the area by developing housing that is thoughtfully designed, well-managed, and aligned with the County's standards.

We welcome the opportunity to engage in a respectful dialogue and hear more about your perspective. If you'd be open to a conversation, we'd be happy to meet you in person.

Alisha Kwon Hammett ZIPPER LINE STRATEGIES

E: <u>alisha@zipper-line.com</u> | <u>www.zipper-line.com</u>

M: 720.296.5187

Site:

FirstName: Jacob LastName: Gruenwald

Email: jacobgruenwald2001@gmail.com

Phone: 4809381866

Message: I have received word that your establishment has purchased the lot by the Dayton Station in Denver/Aurora CO. I need it to be known that I DO NOT want you to ruin my neighborhood by putting in your cheap apartments that attract the \"riff-raff\" (i.e. undesirables) into my community. I will be fighting this AGGRESSIVELY, and unless substantial compensation is \"thrown my way\" (for lack of a better term) the City of Greenwood Village will be unmotivated to grant any permits or authorization to build. David C. tried it- and look how that turned out.

Company	Referral Comment	Applicant's Response
ARAPAHOE COUNTY ASSESSOR'S	No comments.	Acknowledged,thank you.
OFFICE		
ARAPAHOE COUNTY OPEN SPACES	OS is discussing internally on CiL requirements for this site.	Acknowledged,thank you.
ARAPAHOE COUNTY PUBLIC HEALTH	No documented landfills, past, present, or planned	Acknowledged,thank you. Will serve letters
DEPARTMENT - LAND USE REFERRALS	within 1,000 feet.	from Aurora Water have been provided with this resubmittal.
	No wells found in available records.	
	Will-serve letter was provided by Denver Water stating the property is eligible to receive water. A will-serve letter was not provided from Aurora Water and Sanitation services.	
	vvator and carmation out viole.	
ARAPAHOE COUNTY PUBLIC WORKS -		
BUILDING DIVISION		
ARAPAHOE COUNTY PUBLIC WORKS		
MAPPING DIVISION		
ARAPAHOE COUNTY R&B REFERRALS		
ARAPAHOE COUNTY/PWD		
ENG/TRAFFIC OPS		
UNINCORPORATED ARAPAHOE	No comments.	Acknowledged,thank you.
COUNTY ECONOMIC DEVELOPMENT		
(UACED)		
SOUTH METRO FIRE-REFERRALS	No objection.	Acknowledged,thank you.
	,	, , , , , , , , , , , , , , , , , , , ,
US ARMY CORPS OF ENGINEERS		

Company	Referral Comment	Applicant's Response
US ARMY CORPS OF ENGINEERS		
CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO	There are no comments from the Air Pollution Control Division.	Acknowledged,thank you.
Town Center Terrance HOA and Hampden Center HOA and Hampden Ownership Group		
ARAPAHOE LIBRARY DISTRICT- REFERRALS		
Galleria -	The applicant provided an email indicating it is their understanding that the Galleria Metro District is due to sunset at the end of the year.	
CITY OF AURORA - ENGINEERING REFERRALS		

Company	Referral Comment	Applicant's Response
CITY OF AURORA - PLANNING		
REFERRALS		
DENVER PLANNING SERVICES-CPD		
GREENWOOD VILLAGE COMMUNITY DEVELOPMENT	The City of Greenwood Village has no comments related to the rezoning of the property to R-MF. The City advises that we have comments on the proposed application to develop the property, as indicated by Avanti Residential, later, once the development application and associated referral are distributed.  The nature of these comments will relate to the access from S. Dallas St, which is in Greenwood Village ROW. Additionally, the City will have comments concerning the anticipated regional drainage to the east of the site, which is within Greenwood Village City limts and is maintained by the Hampden Town Center Owner's Association. I would encourage, at the time of development application, to reach out to the Hampden Town Center Owners Association to solicit feedback.	Acknowledged,thank you. We have been in communication with Justin Williams, PE regarding the proposed ROW improvements to S. Dallas St that are anticipated with the ASP. Additionally, we have had regular communication with the Hampden Town Center Owners Association and the HOA about the rezoning and development proposal.
GREENWOOD VILLAGE COMMUNITY DEVELOPMENT		
GREENWOOD VILLAGE PLANNING		

Company	Referral Comment	Applicant's Response
CHERRY CREEK SCHOOLS	The district requests cash-in-lieu of land	Understood. All fees will be paid at the
	dedication for public school sites prior to approval	appropriate time.
	of the ASP. The district intends to use the Appraisal	
	Land Value Method to determine the fair market	
	value as outlines in the LDC.	
ARAPAHOE COUNTY SHERIFF- OFFICE	No comments from OEM.	Acknowledged, thank you.
OF EMERGENCY MANAGEMENT (OEM)		Thomas and ago at, another your
ARAPAHOE COUNTY SHERIFF'S OFFICE	The response time by the Arapahoe County	Understood.
- COMMUNITY RESOURCE UNIT	Sheriff's Office will be delayed due to the isolation	
	of this property from any other unincorporated area	
	of Arapahoe County.	
ARAPAHOE COUNTY SHERIFF'S OFFICE	No comments.	Acknowledged, thank you.
- LAND USE REFERRALS		
ARAPAHOE COUNTY SHERIFF'S OFFICE		
- LAND USE REFERRALS		
ARAPAHOE COUNTY/SHERIFF/CRIME		
PREVENTION UNIT		
FREVENTION ONLI		
COLORADO GEOLOGICAL SURVEY -	See letter dated October 20, 2025 and provide a	Acknowledged, thank you.
STATE OF COLORADO	response. The primary concerns on this site are	Nokilowicagoa, thank you.
SITTLE OF COLOTIVIDO	undocumented fill soils, shallow groundwater,	
	expansive clay soils, and in some areas of the site,	
	shallow, expansive claystone bedrock.	
	, , ,	
CDOT - REGION 1 - METRO DENVER	No comments, this project is off system.	Acknowledged, thank you.

Company	Referral Comment	Applicant's Response
CDOT-DEP. OF TRANSPORTATION/		
STATE OF CO-REGION ONE		
RTD	No exceptions.	Acknowledged, thank you.
CENTURYLINK NETWORK REAL ESTATE		
<u>DEPARTMENT</u>		
COGCC- COLORADO NATURAL GAS	Outside of territory.	Acknowledged, thank you.

Company	Referral Comment	Applicant's Response
XCEL ENERGY - PSCO ROW &	Public Service Company of Colorado's (PSCo) Right	Acknowledged, thank you. All easements and
REFERRALS	of Way and Permits Referral Desk has reviewed the	dry utility coordination will occur at time of
	plan for Dayton Station. Public Service Company	ASP through building permit.
	has no objection to this proposed rezone,	
	contingent upon PSCo's ability to maintain all	
	existing rights and this amendment should not	
	hinder our ability for future expansion, including all	
	present and any future accommodations for	
	natural gas transmission and electric transmission	
	related facilities, and that our current	
	use/enjoyment of the area would continue to be an	
	accepted use on the property and that it be	
	"grandfathered" into these changes.	
	The property owner/developer/contractor must	
	complete the application process for any new	
	natural gas or electric service, or modification to	
	existing facilities via	
	xcelenergy.com/InstallAndConnect. It is then the	
	responsibility of the developer to contact the Xcel	
	Designer assigned to the project for approval of	
	design details.	
	Additional easements may need to be acquired by	
	separate document. The Designer must contact	
	the appropriate Right-of-Way Agent.	
	As a safety precaution, PSCo would like to remind	
	the developer to contact Colorado 811 for utility	
	locates prior to construction.	

Company	Referral Comment	Applicant's Response
DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER	The DWR has reviewed September 20, 2025 referral concerning the above referenced proposal to rezone the 5.77 acre Arapahoe County parcel no. 2075-03-3-04-004 from the agricultural zone to residential multi-family zone. If approved, the applicant is seeking to develop the subject property with for-rent townhomes. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. The proposed water supply is the existing municipal service, identified in the referral documents to be Denver Water. This office has no comments on the proposed water supply.	Will serve letters from Aurora Water have been provided wit this resubmittal.

Company	Referral Comment	Applicant's Response
SOUTHEAST METRO STORMWATER		
AUTHORITY (SEMSWA)		
COLORADO PARKS & WILDLIFE/ 1ST		
POINT OF CONTACT		

#### **Public Comment**

Hello.

I am writing to oppose the rezoning of the Dayton Station area. While I support rezoning this area in general, the plan as presented during a comment session would be to the net detriment of the area. The proposed plan further isolates the area from Denver, and will worsen parking problems. In addition, Avanti Residential proposes to have all maintenance requests handled via an app. This has been shown, repeatedly, to lead to delays and even exclusion of people with visual disabilities.

Avanti Residential has a horrible reputation when it comes to upkeep. It is known as a "luxury finish slumlord", and their representative displayed no plans to address concerns about ongoing maintenance, water drainage handling, or sidewalk creation/maintenance.

We need something in that area that will enhance the community, not worsen parking and make accessing the train station even more problematic than it already is.

Thank you,

Rivka (Rebecca) Watkins