

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, for-rent 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 on-site parking available for guests and larger households. Site access is proposed via a full-movement 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 Aurora 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 OF 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.



BRYAN D. WEIMER, PWLF
Director

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



Planning Commission's Summary Report

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. Dallas 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



ZIPPER LINE STRATEGIES
WE EAT ZONING FOR BREAKFAST

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 Mitchell	9164 E Lehigh	Denver, CO 80237	303 694 2405	rwmitchell38@gmail.com jcmitchell47@gmail.com
Julie Allison	9147 E Mansfield Ave	Denver, CO 80237	303-773-0866	Herbinajka@centurylink.net
Vince Pascale	S. Dolores St 3852 #302	Anchorage, AK 99501	303-842 3069	vhpr03@gmail.com
Rivka Watkins & Kerry Halladay	9004 E Lehigh Ave	Denver 80237	951-533-6530	AdmYrrek@gmail.com
Doug Odenbach	3749 S. Boston	Denver 80237	303-907 0717	doodenbach@aol.com
Sherry Clark	9224 E Lehigh	Denver 80237	720 437 1455	onestopet@gmail.com



AVANTI
RESIDENTIAL

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



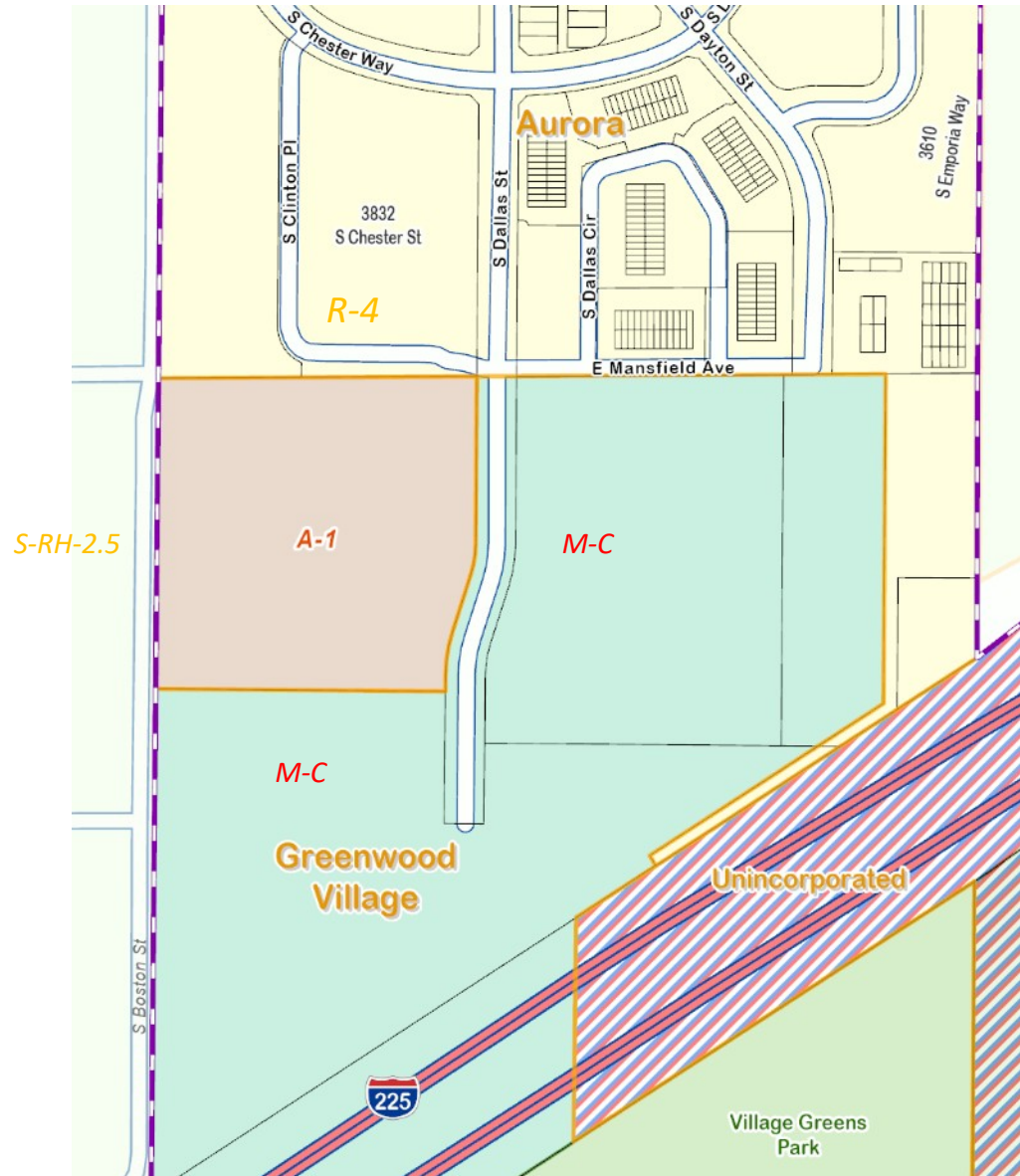
Vicinity Map



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**

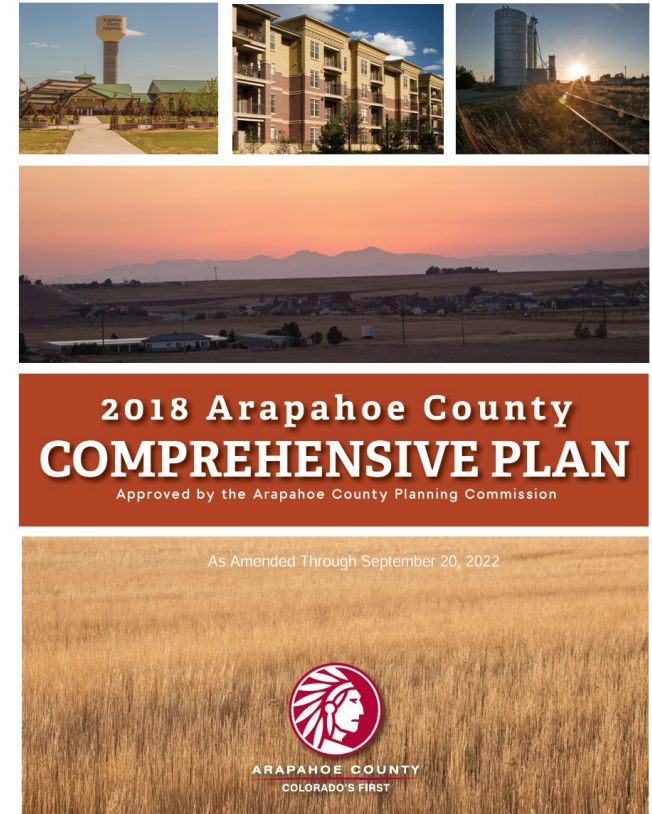


Arapahoe County

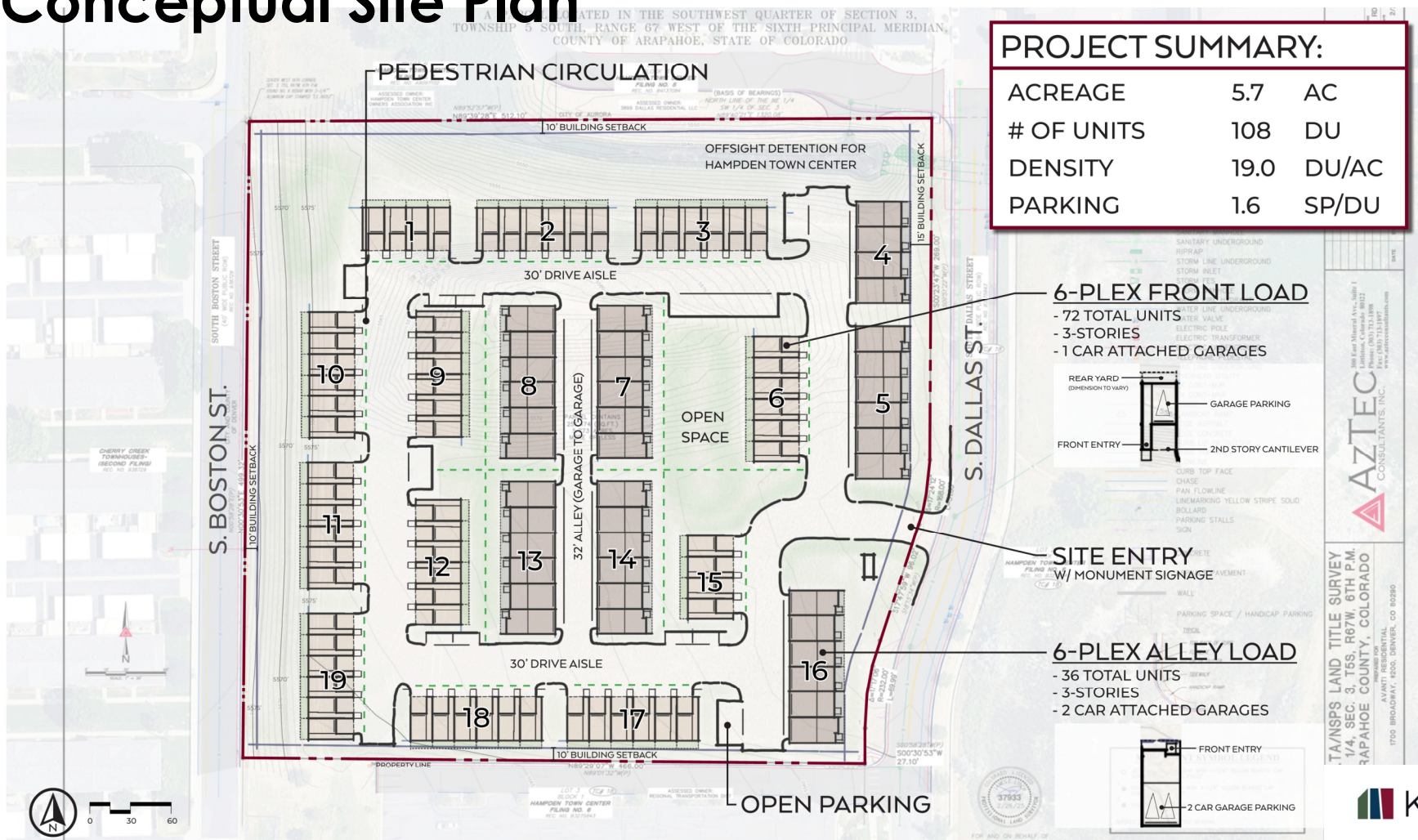
2018 Comprehensive Plan

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)*



Conceptual Site Plan



*Images are conceptual and subject to change.

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



2

Formal Rezoning Application
to County September 2025



3

County Review + Referral



4

County Schedules Public
Hearings + Notices



5

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



Thank you.

CONTACTS

- Alisha Kwon Hammett
Zipper Line Strategies
alisha@zipper-line.com
720-296-5187
- Kat Hammer
Arapahoe County Public Works &
Development- Planning Division
KHammer@arapahoe.gov
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 1 day of August, 2025 as described in the mailing list included with this application and on file with the Planning Division at Public Works and Development, 6925 S. Lima St, Centennial, CO 80112.

Alisha Hammett
Printed Name

[Signature]
Signature

8/1/2025
Date

State of Colorado)

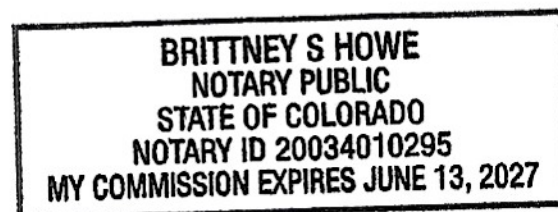
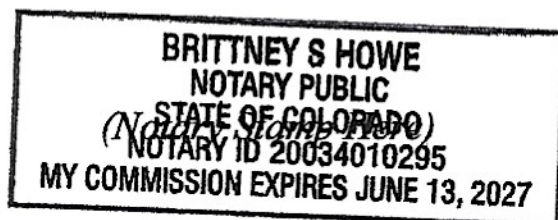
) ss.

County of Denver)

Subscribed and sworn before me this 1st day of August, 2025

by Brittney S. Howe
(Print Notary Name Here)

[Signature]
(Notary Public Signature Here)



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 pre-submittal 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 Administrative Site Plan to the County for review and approval.



Figure 1: Vicinity Map

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

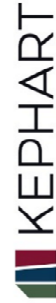
As a neighboring landowner and member of the public you are encouraged to participate in this neighborhood outreach. For more information about this application, please contact: Alisha Hammett, Zipper Line Strategies, 720-296-5187 or at alisha@zipper-line.com . If you cannot reach the applicant, please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

Sincerely,

A handwritten signature in black ink, appearing to read 'Alisha Kwon Hammett'.

Alisha Kwon Hammett, Zipper Line Strategies

Site Plan is conceptual and subject to change.



AVANTI - DAYTON STATION BTR

ARAPAHOE COUNTY, COLORADO
SKETCH PLAN | KA#225011 | DATE 06/27/2025

POSTING INSTRUCTION FORM A

Arapahoe County Public Works and Development

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

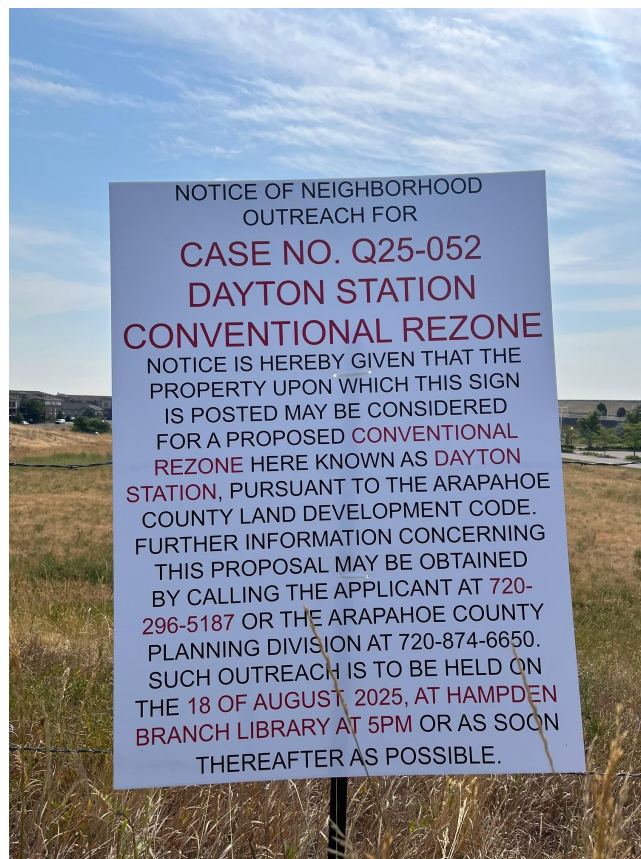
SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS PRIOR TO NEIGHBORHOOD OUTREACH

(DO NOT 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 PRIOR TO NEIGHBORHOOD OUTREACH

(DO NOT 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: Q25-052

Case Name: DAYTON STATION

Case Manager: KAT HAMMER



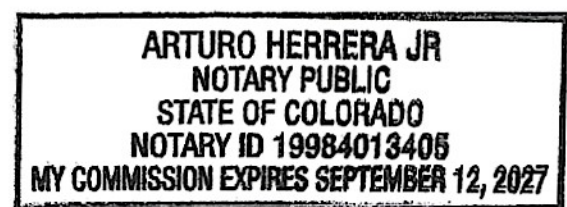
LEGAL DESCRIPTION OF PROPERTY: LOT 4, BLOCK 1, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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 Hammett Signature: [Signature] Date: 8/18/2025

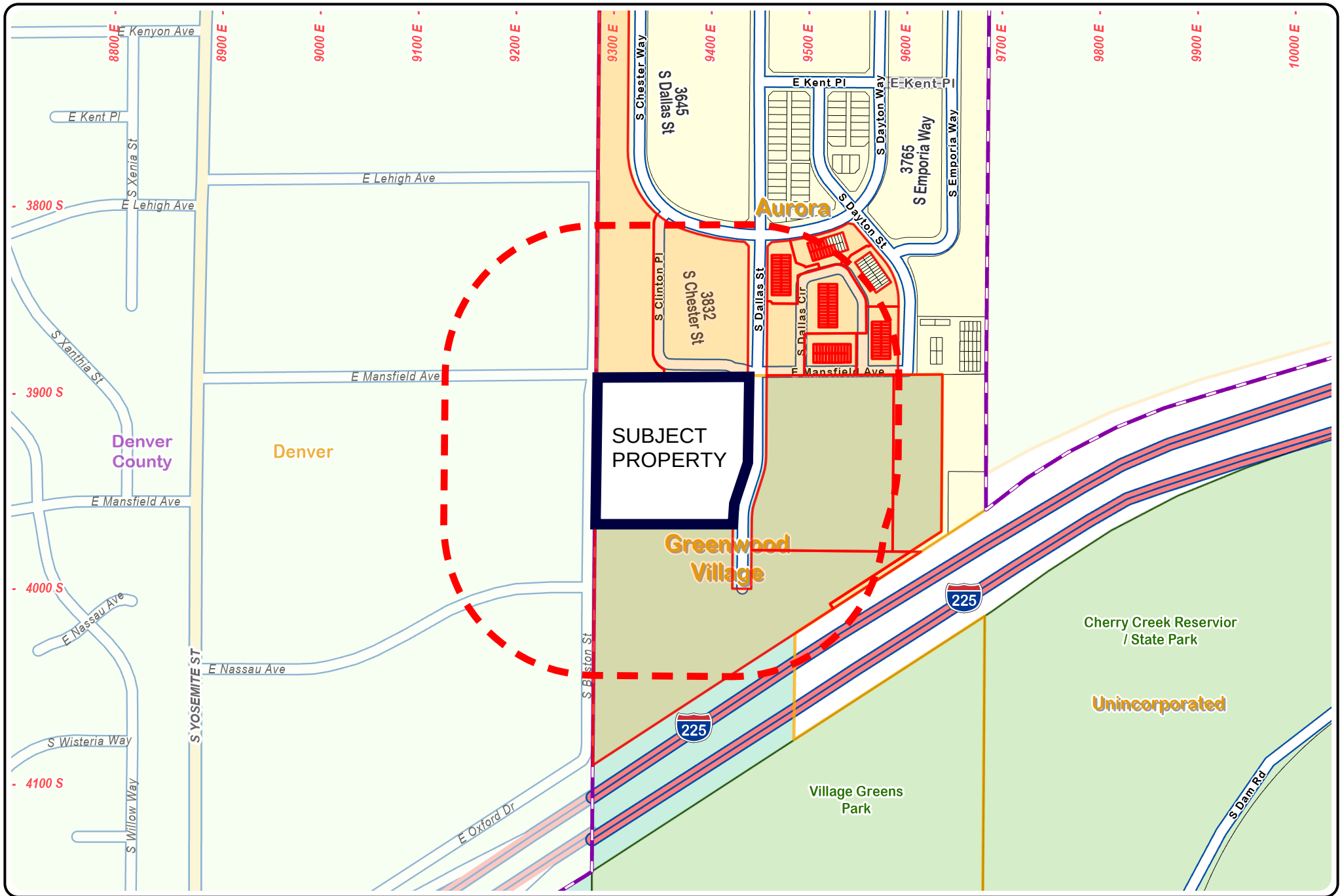
State of Colorado)

County of Denver) S.S.



Subscribed and sworn before me this 18 day of August, 2025 By Arturo Herrera Jr (Print Notary Name)

[Signature] (Notary Public Signature)

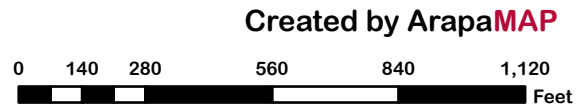


APO Map 510ft



Map Location

Arapahoe County makes no representation or warranty as to the accuracy of this map or the data that it displays.
Arapahoe County assumes no responsibility or liability to any user.
THIS MAP IS NOT A LEGAL DOCUMENT
It is intended to serve as an aid in graphic representation only.



Not to scale

Map created: 7/22/2025



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

HOOKE ROBERT M, HOOKE 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 PINWOOD 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
80111

WALKER,ALISON
9144 E LEHIGH AVE DENVER CO
80237

KUGLER,JOHN F
9142 E LEHIGH AVE DENVER CO
80237

FRANK LOPEZ MARITAL TRUST
84 VERONICA DR WINDSOR CO
80550

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
80237

TESFAGHERGHIS,YODIT
9162 E LEHIGH AVE DENVER CO
80237

MITCHELL,ROBERT W;
MITCHELL,JAMIE C
9164 E LEHIGH AVE DENVER CO
80237

SCHAFER,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,DEBRA S
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

KITTLESAN,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,JAIR O
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 BISLAY 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

HELFSMAN,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

NEKOU EI,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,YAHIEL
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

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
80237

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
GEBRESELAASSIE
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 <alisha@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: <https://us05web.zoom.us/j/81111111111>

Alisha Kwon Hammett
ZIPPER LINE STRATEGIES
E: alisha@zipper-line.com | www.zipper-line.com
M: 720.296.5187

From: VHP3 <vhp003@gmail.com>
Sent: Thursday, August 21, 2025 8:36 PM
To: Sean Morrissey <sean@mmhoaservices.com>; Alisha Kwon Hammett <alisha@zipper-line.com>; 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 <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

c: 415-580-0557

From: David Smith <davidsmithcorealestate@gmail.com>
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 <ablout@avantiresidential.com> 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 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 <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

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

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: andyn@kephart.com <andyn@kephart.com>; Anthony Blout <ablout@avantiresidential.com>

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 alisha@zipper-line.com 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 Hampden 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 city 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.

To unsubscribe from this group and stop receiving emails from it, send an email to support+unsubscribe@mmhoaservices.com.

To unsubscribe from this group and stop receiving emails from it, send an email to support+unsubscribe@mmhoaservices.com.

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 [ArapaMAP](#) 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: alisha@zipper-line.com | www.zipper-line.com
M: 720.296.5187

From: Tricia Wiedeman <tricia@mmhoaservices.com>
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:

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

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

Do you know what email address is for arapahoe county?

On Tue, Aug 19, 2025 at 11:11 AM Alisha Kwon Hammett <alisha@zipper-line.com> 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: alisha@zipper-line.com | www.zipper-line.com
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

--

Tricia Wiedeman, |

t. 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 <alisha@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: alisha@zipper-line.com | www.zipper-line.com

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=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:

<https://us05web.zoom.us/j/638234>

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

<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 won't be able to meet up 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 it's 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 <davidsmithcorealestate@gmail.com>
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(competite 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
<ablout@avantiresidential.com> 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 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 <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.DavidSmithCOPRealEstate.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 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: andyn@kephart.com <andyn@kephart.com>; Anthony Blout
<ablout@avantiresidential.com>
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: 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



ARAPAHOE COUNTY

From: Cat Sergeant <caitlin.sergeant@gmail.com>
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



ARAPAHOE COUNTY

Kat Hammer

Senior Planner

Public Works & Development

6924 S Lima St | Englewood, CO 80112

O: 720.874.6666

Arapahoegov.com

[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)

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: alisha@zipper-line.com | www.zipper-line.com
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
<u>ARAPAHOE COUNTY ASSESSOR'S OFFICE</u>	No comments.	Acknowledged,thank you.
<u>ARAPAHOE COUNTY OPEN SPACES</u>	OS is discussing internally on CiL requirements for this site.	Acknowledged,thank you.
<u>ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS</u>	No documented landfills, past, present, or planned within 1,000 feet. 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.	Acknowledged,thank you. Will serve letters from Aurora Water have been provided with this resubmittal.
<u>ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION</u>		
<u>ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION</u>		
<u>ARAPAHOE COUNTY R&B REFERRALS</u>		
<u>ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS</u>		
<u>UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)</u>	No comments.	Acknowledged,thank you.
<u>SOUTH METRO FIRE-REFERRALS</u>	No objection.	Acknowledged,thank you.
<u>US ARMY CORPS OF ENGINEERS</u>		

Company	Referral Comment	Applicant's Response
<u>US ARMY CORPS OF ENGINEERS</u>		
<u>CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO</u>	There are no comments from the Air Pollution Control Division.	Acknowledged,thank you.
<u>Town Center Terrance HOA and Hampden Center HOA and Hampden Ownership Group</u>		
<u>ARAPAHOE LIBRARY DISTRICT- REFERRALS</u>		
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.	
<u>CITY OF AURORA - ENGINEERING REFERRALS</u>		

Company	Referral Comment	Applicant's Response
<u>CITY OF AURORA - PLANNING REFERRALS</u>		
<u>DENVER PLANNING SERVICES-CPD</u>		
<u>GREENWOOD VILLAGE COMMUNITY DEVELOPMENT</u>	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 limits 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.
<u>GREENWOOD VILLAGE COMMUNITY DEVELOPMENT</u>		
<u>GREENWOOD VILLAGE PLANNING</u>		

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

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

Company	Referral Comment	Applicant's Response
<u>XCEL ENERGY - PSCO ROW & REFERRALS</u>	Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plan for Dayton Station. Public Service Company 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.	Acknowledged, thank you. All easements and dry utility coordination will occur at time of ASP through building permit.

Company	Referral Comment	Applicant's Response
<u>DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER</u>	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 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
<u>SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA)</u>		
<u>COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT</u>		

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