

5860 East Jefferson Community Meeting #2

January 7, 2026



NARRATE



PALMQUIST
INVESTMENTS



MEET THE TEAM |



NARRATE



PETER WALL



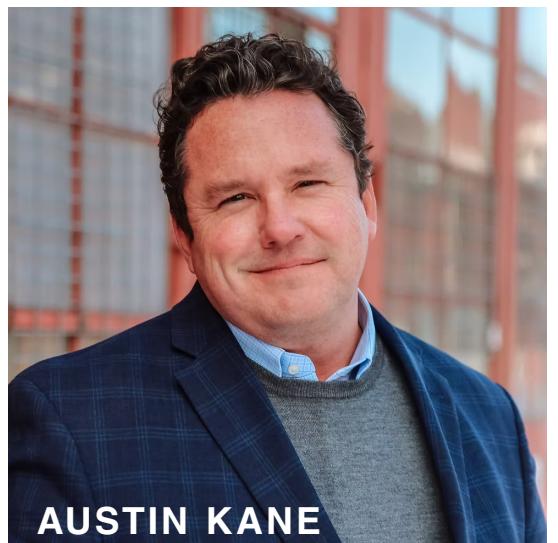
JEFF PALMQUIST



ADAM FENTON



NATE JENKINS



AUSTIN KANE

RECENT DENVER PROJECTS |





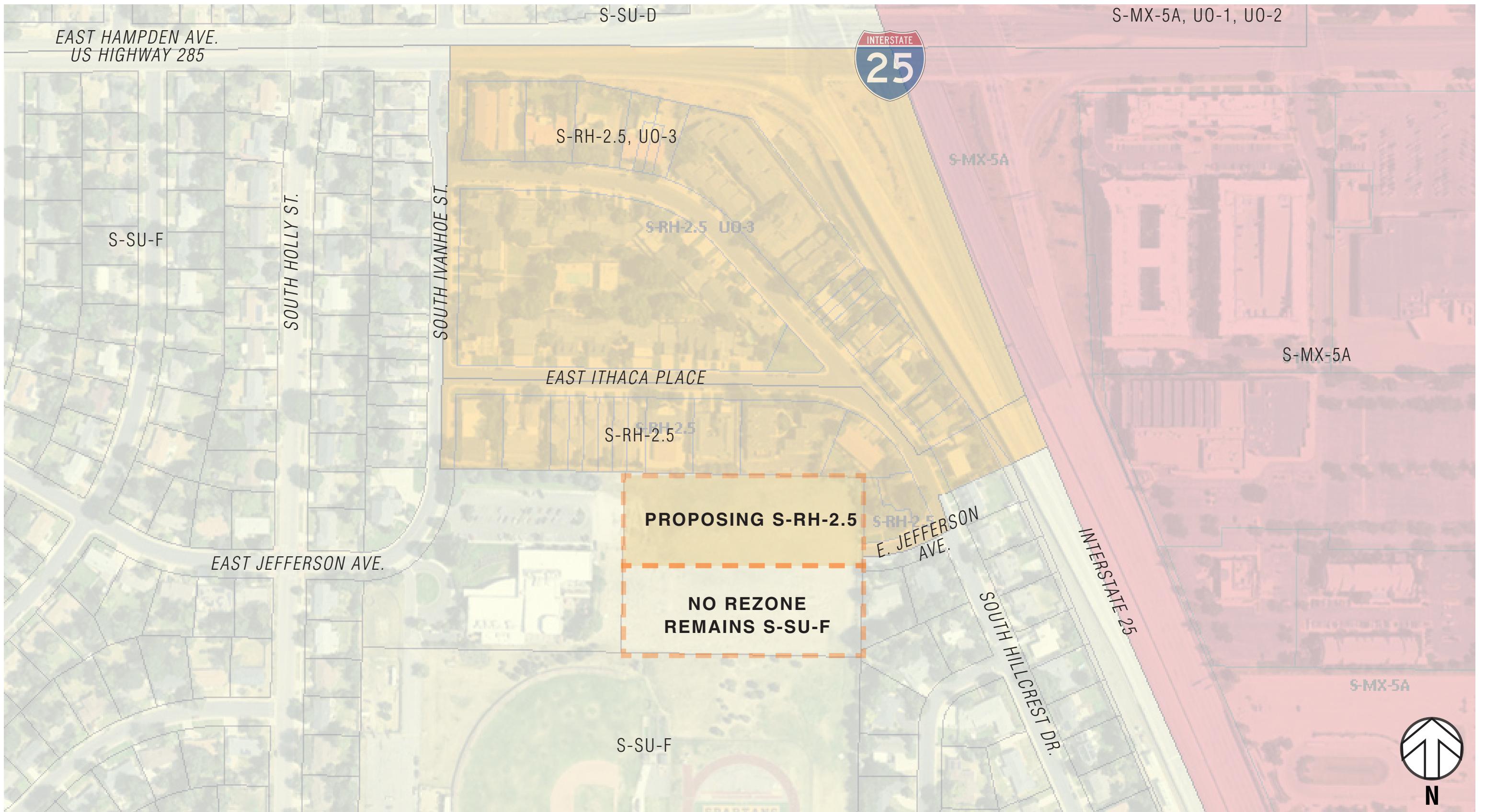
CONTEXT



CURRENT ZONING



PROPOSED ZONING



CURRENT ZONING, S-SU-F

- Single-Unit District - Allows Suburban Houses & Accessory Dwelling Units
- Minimum lot area of 8,500 square feet
- Maximum height of 35'
- Rear setback of 20'

PROPOSED ZONING (NORTHERN PORTION), S-RH-2.5

- Multi-Unit District
- Allows Suburban Houses, Duplexes & Row houses
- Maximum height of 35'
- Rear setback of 20'

3.2.2.2 Specific Intent

C. Single Unit F (S-SU-F)

S-SU-F is a single unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 8,500 square feet.

H. Row House 2.5 (S-RH-2.5)

S-RH-2.5 is a multi unit district allowing suburban houses, duplexes, and row houses, up to two and one half stories in height, and detached accessory dwelling units.

WHAT WE LEARNED IN MEETING #1

DENSITY

- NO REZONING TO DENSE, 3+ STORY APARTMENT BUILDINGS.
- COMMITMENT WE WOULDN'T COME BACK IN MEETING #2 WITH DENSER ZONE DISTRICTS.

TRAFFIC

- BETTER UNDERSTANDING AROUND PROPOSED UNITS AND ASSOCIATED TRAFFIC TRIPS.
- TRAFFIC WILL BE TRANSPARENTLY EVALUATED AND SHARED AS THE DESIGN PROGRESSES.

PARKING

- ENSURING AMPLE PARKING FOR RESIDENTS AND VISITORS ON SITE.
- FUNCTIONALITY WILL BE THOUGHTFULLY INTEGRATED TO MINIMIZE NEIGHBORHOOD IMPACT.

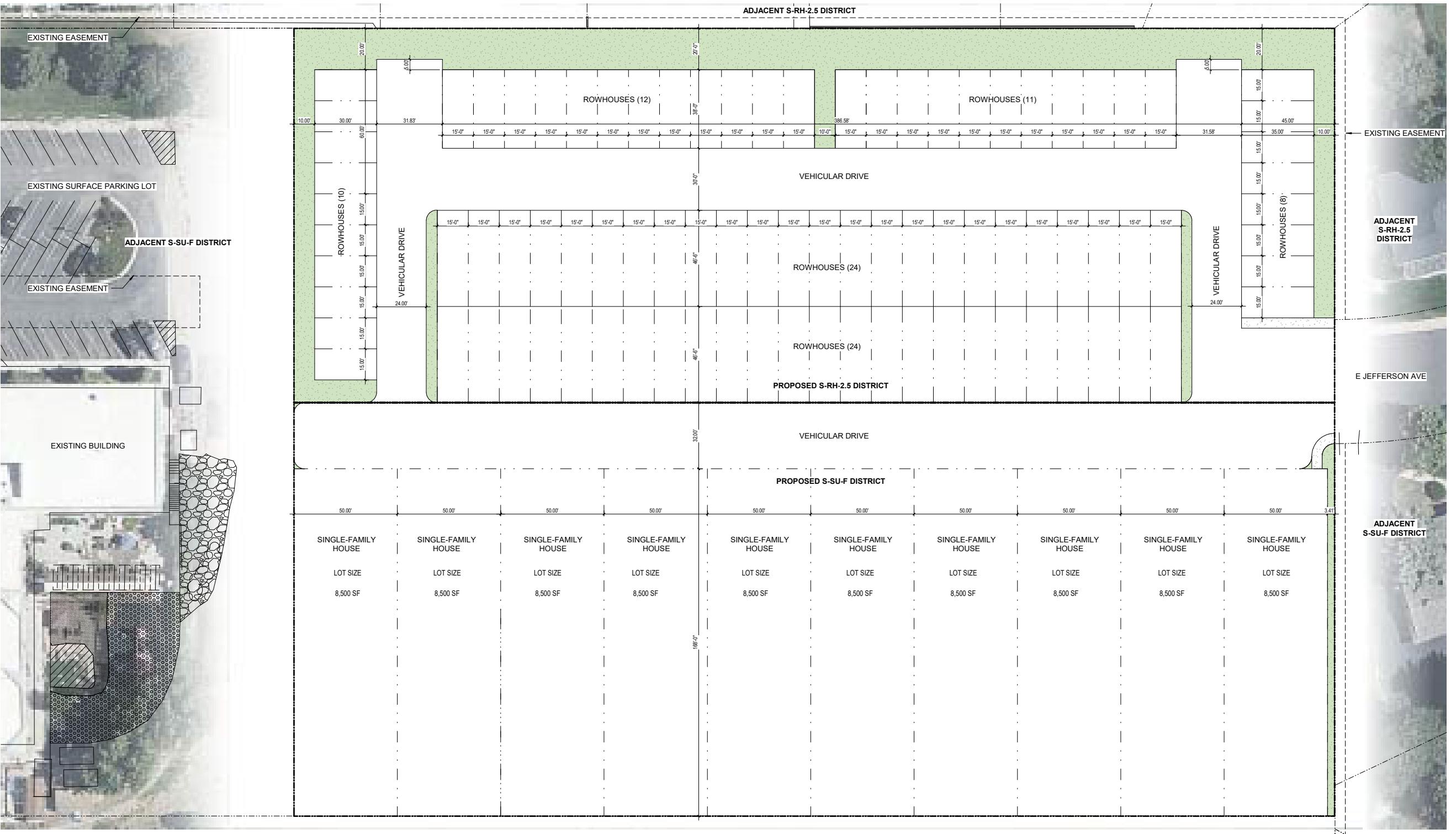
HOUSING DIVERSITY

- GENERAL SUPPORT FOR GREATER HOUSING DIVERSITY BEYOND LARGER, SINGLE-FAMILY HOMES.
- REMAIN COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

SITE PLAN VERSION #1

3600 SOUTH IVANHOE

UNIT MATRIX		Garage Parking	# OF LOTS
Single Unit F (S-SU-F) 2 car garage		20	10
Row House 2.5 (S-RH-2.5) 15' - 1 car garage		89	89
Off Street Parking (spaces)		0	0
SITE TOTAL		109	99



1 SITE PLAN DENSITY

ADJACENT S-SU-F DISTRICT
EXISTING RECREATIONAL FIELD

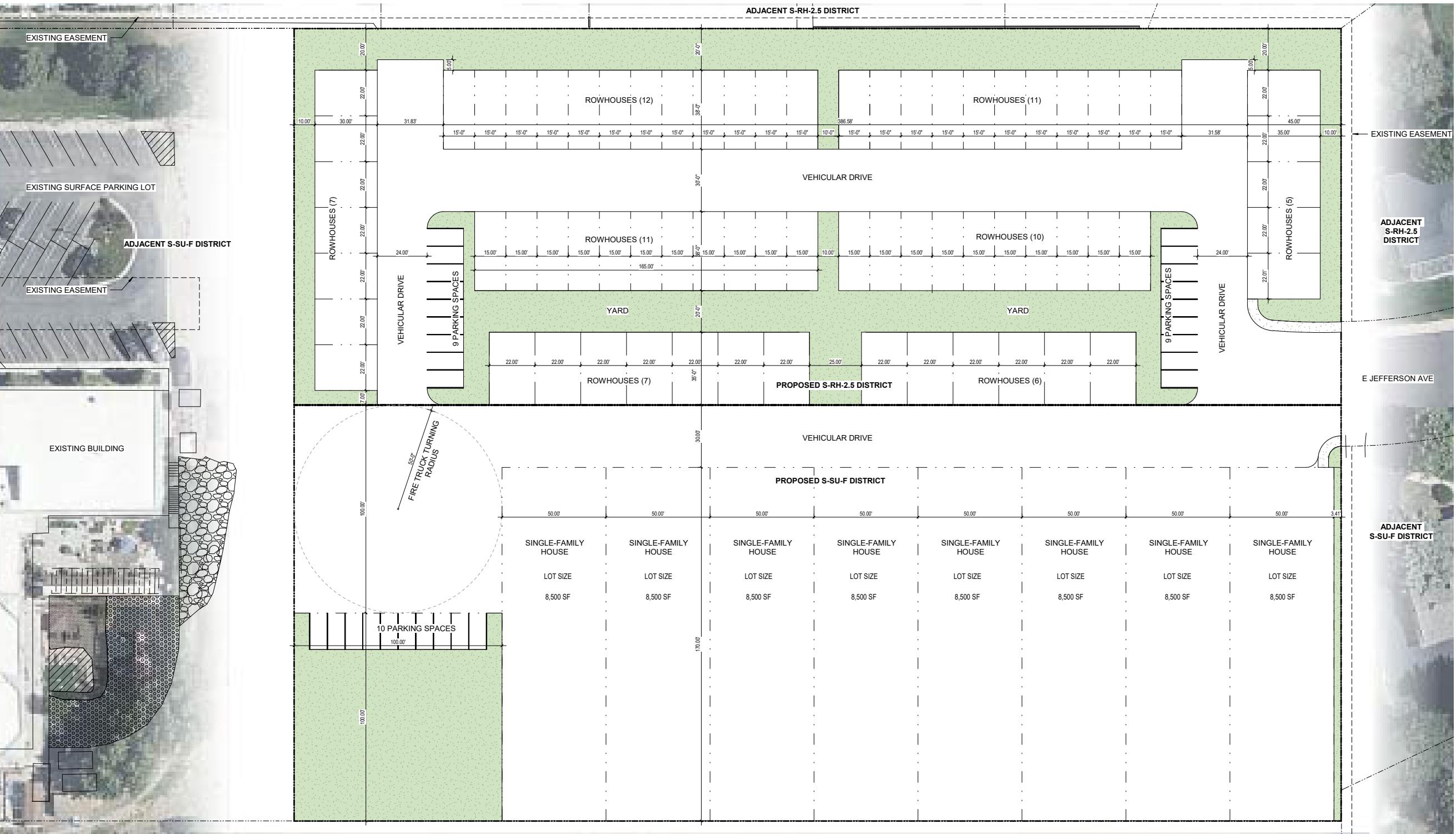
SITE PLAN VERSION #2

3600 SOUTH IVANHOE

UNIT MATRIX		Garage Parking	# OF LOTS
Single Unit F (S-SU-F) 2 car garage	16		8
Row House 2.5 (S-RH-2.5) 15' - 1 car garage	44		44
22' - 2 car garage	50		25
Off Street Parking (spaces)	28		0
SITE TOTAL	138		77

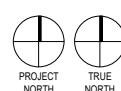
BENEFITS:

- * NO REZONE TO SMALLER LOTS ON THE SOUTH
 - *FEWER SFD AND ATTACHED UNITS
 - *INCREASED OPEN, GREEN SPACE AND PARK AREA
 - *FEWER UNITS = FEWER VEHICULAR TRIPS
 - *ADDITION OF ~28 GUEST/ VISITOR PARKING SPACES



ADJACENT S-SU-F DISTRICT

1 | SITE PLAN



TRAFFIC ANALYSIS |

CONSIDERATIONS:

*BOTH DEVELOPMENTS ARE LOW GENERATORS (<50 TRIPS IN A PEAK HOUR)

*APPROXIMATELY ONE VEHICLE EVERY 90 SECONDS DURING AM/PM PEAK HOURS

*NO MORE THAN 10 VEHICLES AT IVANHOE/HOLLY AND HAMPDEN DURING AM/PM PEAK HOURS

*MULTIPLE ROUTES PAST EAST JEFFERSON AVENUE WHICH DISTRIBUTE TRIPS AND PROVIDE OPTIONS

*NO NEED FOR ADDITIONAL ACCESS POINT INTO SITE UNLESS REQUIRED BY DENVER FIRE

5860 E Jefferson Ave - Denver, CO
Site Trip Generation⁽¹⁾

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u><i>Allowed By-Right Use for Existing Zoning</i></u>									
Single-Family Detached Housing	210	20	DU	5	14	19	14	8	22
<u><i>Proposed</i></u>									
Single-Family Detached Housing	210	8	DU	3	8	11	5	2	7
Single-Family Attached Housing	215	69	DU	6	19	25	18	13	31
Total				9	27	36	23	15	38
Difference (Proposed-Allowed By Right)				4	13	17	9	7	16

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' [Trip Generation Manual](#), 12th Edition

Questions & Answers



NARRATE



CONTACT PETER WALL:
PW@WKCCOLORADO.COM OR 303.880.7405

ADDITIONAL ITEMS FOR CONSIDERATION |

Article 3. Suburban Neighborhood Context
Division 3.3 Design Standards

ROW HOUSE

HEIGHT		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20			
A	Stories (max)	2.5	3	5			
A	Feet (max)	35'	35'	65'			
B	Side Wall Height (max)	25'	na	na			
SITING		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20			
ZONE LOT		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20			
Zone Lot Area (min)		6,000 sf	6,000 sf	6,000 sf			
C	Zone Lot Width (min)	50'	50'	50'			
D	Dwelling Units per Primary Residential Structure (max)	10	na	na			
REQUIRED BUILD-TO							
D	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'			
SETBACKS							
E	Primary Street (min)	Calculated per Sec. 13.1.5.9	10'	10'			
F	Side Street (min)	5'	5'	5'			
G	Side Interior (min)	5'	5'	5'			
H	Side Interior, adjacent to Protected District (min)	na	10'	10'			
Rear, where an Alley (public or private) abuts a Rear Zone Lot Line (min)		12'	10'	10'			
Rear, where an Alley (public or private) does not abut a Rear Zone Lot Line (min)		20'	20'	20'			
Rear, adjacent to Protected District (min)		na	na	na			
PARKING							
Vehicle Access		From Alley; or Street access allowed when no Alley present					
DESIGN ELEMENTS		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20			
BUILDING CONFIGURATION							
I	Dwelling Units Oriented to the Street	All Dwelling Units shall be Oriented to the Street					
Dwelling Unit Configuration		Structure shall only contain Side-by-Side-Dwelling Units					
J	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'			
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street, Side Street and Side Interior (min)		10'	na	na			
Upper Story Setback above 40', Side Interior		na	na	15'			
Upper Story Setback above 51', Side Interior		na	na	15'			
L	Upper Story Setback above 27', adjacent to Protected District: Side Interior	na	25'	25'			
Upper Story Setback above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)		na	na	20'/25'			
Upper Story Setback above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)		na	na	30'/40'			
Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)		na	na	40'			
Rooftop or Second Story Decks		See Section 3.3.5.2					
STREET LEVEL ACTIVATION							
M	Transparency, Primary Street (min)	30%	30%	30%			
Transparency, Side Street (min)		25%	25%	25%			
N	Pedestrian Access	Each unit shall have a street-facing Entrance					
USES		All S-RH and S-MU Districts					
Primary Uses shall be limited to Multi-Unit Dwelling uses. See Division 3.4, Uses and Required Minimum Parking							
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions.							

SUBURBAN HOUSE

HEIGHT		S-SU-F	S-SU-Fx	S-SU-I	S-SU-Ix	All S-RH	All S-MU					
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5	2.5/2.5	2.5/2.5	3/3	2.5/2.5	3/3					
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	30'/30'	30'/30'	30'/30'	30'/30'	32'/32'					
	Feet, 100% of zone lot depth, permitted height increase (max)	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'										
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	10'/10'	10'/10'	10'/10'	10'/10'	na					
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na					
SITING		S-SU-F	S-SU-Fx	S-SU-I	S-SU-Ix	All S-RH	All S-MU					
ZONE LOT		S-SU-A	S-SU-D	S-SU-FA	S-SU-Ix	All S-RH	All S-MU					
Zone Lot Area (min)		3,000 sf	6,000 sf	8,500 sf	12,000 sf	6,000 sf	6,000 sf					
C	Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'					
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		25' or Less	Greater than 25' and less than 62'		62' or Greater							
D	Primary Street (min)	15'			For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less							
E	Side Street (min)	3'			For all other Districts: Calculated per Sec. 13.1.5.9							
F	Side Interior (min)	3'			5'							
G	Rear, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12'			7.5'							
G	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20'			12'							
	Building Coverage per Zone Lot, including all accessory structures (max)	50%			50%							
PARKING BY ZONE LOT WIDTH		Maximum 16 feet wide measured parallel to the Primary Street zone lot line for any length, or 33% of the zone lot area within the Primary Street setback, whichever is greater										
	Parking and Drive Lot Coverage in Primary Street Setback (max)	From Alley; or Street access allowed when no Alley present (See Sec. 3.3.7.5)										
	Vehicle Access	See Sec. 3.3.4										
DETACHED ACCESSORY STRUCTURES		S-SU-F	S-SU-Fx	S-SU-I	S-SU-Ix	All S-RH	All S-MU					
DESIGN ELEMENTS		S-SU-A	S-SU-D	S-SU-FA	S-SU-Ix	All S-RH	All S-MU					
BUILDING CONFIGURATION		See Section 3.3.5.2										
Rooftop or Second Story Decks		(1) Shall not be located closer to the minimum Primary Street Zone Lot Line than the Primary Street-facing Façade(s) comprising at least 65% of the total width of the primary structure enclosing the Primary Use.										
Attached Garage Allowed		(2) May follow the General Detached Structure Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage.										
I	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth (max)	35% of the entire width of the Primary Street-facing Façade of the primary structure or 16' feet, whichever is greater										
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	10'	10'	na	10'	na					
STREET LEVEL ACTIVATION		Entry Feature										
J	Pedestrian Access, Primary Street	Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4, Uses and Required Minimum Parking.										
USES		S-SU-F	S-SU-Fx	S-SU-I	S-SU-Ix	All S-RH	All S-MU					
Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4, Uses and Required Minimum Parking.		See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions										

ADDITIONAL ITEMS FOR CONSIDERATION



EAST HAMPDEN AVE. / US HIGHWAY 285

SOUTH HOLLY ST.
SOUTH VANHOE ST.

EAST ITHACA PLACE

EAST JEFFERSON AVE.

PROJECT SITE

E. JEFFERSON
AVE.

HAPPY CANYON RD.

SOUTH HILLCREST DR.
INTERSTATE 25



N