

**Subject:** [EXTERNAL] Comments about 3232 Larimer St Rezoning  
**Sent:** 3/9/2026, 8:30:33 PM  
**From:** Brady Anderson<bradyfanderson@gmail.com>  
**To:** Shaver, Brandon A. - CPD Senior City Planner

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My name is Brady Anderson and I live on the same block as 3232 Larimer St at 3295 Lawrence St in Rino. I recently received a mailer about the proposed rezoning and also had the chance to briefly meet the team doing community outreach in the neighborhood. After learning a bit more about their vision for the site, I wanted to share my support for rezoning the property to I-MX-3, DO-7..

The lot at 3232 Larimer has always felt like it could be something more for the community. I'm excited by the idea of seeing it transformed into a mixed-use space that brings new life to the block. For both the near and far future, I hope local businesses, community-oriented uses, creative ideas, or more green space can be brought to our backyard.

I'm supportive of the rezoning request and look forward to seeing how this site can evolve in a way that contributes positively to the neighborhood.

Thank you,

Brady

**Subject:** [EXTERNAL] Comments about 3232 Larimer St Rezoning

**Sent:** 3/10/2026, 8:11:31 AM

**From:** Salil Parikh<salil.parikh@gmail.com>

**To:** Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

My name is Salil Parikh, and I live [behind/across] 3232 Larimer St at 3249 Lawrence St in RiNo. I recently received a mailer about the proposed rezoning and also had the chance to briefly meet the team doing community outreach in the neighborhood. After learning a bit more about their vision for the site, I wanted to share my support for rezoning the property to I-MX-3, DO-7.

As someone who lives close by, I really appreciate when those leading projects in our neighborhood make an effort to communicate directly with neighbors and listen to feedback. It was encouraging to see that level of outreach, and it made me more interested in what could be possible for this space.

The lot at 3232 Larimer has always felt like it could be something more for the community. I'm excited by the idea of seeing it transformed into a mixed-use space that brings new life to the block. For both the near and far future, I hope local businesses, community-oriented uses, creative ideas, or more green space can be brought to our backyard.

I'm supportive of the rezoning request and look forward to seeing how this site can evolve in a way that contributes positively to the neighborhood.

Thank you,

Salil Parikh

**Subject:** [EXTERNAL] Rezoning for 3232 Larimer St.  
**Sent:** 3/10/2026, 8:38:27 AM  
**From:** Gaven Qendall<gavenqendall@gmail.com>  
**To:** Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

My name is Gaven Qendall and I have been a resident of RiNo (Canvas on Blake & Kabin) since the spring of 2022. I was recently made aware of the rezoning effort at [3232 Larimer St](#) and wanted to express my support for its rezoning to mixed-use or I-MX-3, DO-7. I love living in RiNo because of my access to a variety of businesses and walkability to my favorite parts of Denver. Since I've lived in RiNo, this lot has been underutilized and not well kept. Recently, I was made aware that it is under an old zoning code, which does not provide allowance for mixed uses. As a community member, and frequent patron of local all that RiNo offers, it would be super cool to see this space fully realized and simultaneously become an opportunity for entrepreneurs to bring fresh energy to Larimer Street!

Thank you for your time on this project,

Gaven Qendall

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Best,

Gaven

**Subject:** [EXTERNAL] Re-zoning  
**Sent:** 3/9/2026, 2:57:08 PM  
**From:** Natalie Kaleel<beautifulbynatalie.co@gmail.com>  
**To:** Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

My name is Natalie, and I am a business owner (Beautiful by Natalie) operating out of Rebel Salon at [3358 Larimer St](#) in RiNo. As a Larimer St business neighbor, I heard about the proposal to rezone [3232 Larimer St](#) to I-MX-3, DO-7, and I wanted to share my support.

One of the reasons I enjoy running my business out of RiNo is because of the opportunity for small businesses, local entrepreneurs, and creatives to thrive. I know this is possible because of mixed-use development within a neighborhood with lots of residential housing. My business operates within I-MX-3 zoning and it would be great to see this lot brought up to code to match the rest of the neighborhood. It would bring new opportunities, more small businesses, and more reasons for the community to invest locally.

I'm excited to see this site become something that adds to the charm of Larimer Street and benefits both residents and small businesses under I-MX-3, DO-7 zoning.

Thank you for considering my support,

Natalie Kaleel

Natalie Kaleel  
IG: @beautiful\_by\_natalie  
Salon: Phenix Salon  
1931 Sheridan Blvd  
Unit H, Suite 117  
Edgewater, CO 80214

March 2, 2026

ATTN: Brandon Shaver  
City and County of Denver  
Community Planning & Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**Re: Letter of Support – Rezoning Application 2025-REZONE-0000031 (3232 Larimer St.)  
Proposed change from R-MU-30 with waivers to I-MX-3, DO-7**

Dear Community Planning & Development Review Team,

On behalf of Son Power LLC, property owners of 3232 Larimer Street, we respectfully submit this letter in strong support of the proposed rezoning to I-MX-3 with the DO-7 overlay.

This rezoning directly aligns with the guidance of the Northeast Downtown Neighborhoods Plan and Blueprint Denver and brings this property out of the legacy Former Chapter 59 framework and fully into the Denver Zoning Code in a manner consistent with surrounding parcels along Larimer Street.

The current R-MU-30 designation no longer reflects the established development pattern of the corridor. Zoning up and down this portion of Larimer Street, including adjacent properties, supports mixed-use, employment-oriented, and creative uses under the I-MX and DO-7 standards. Rezoning 3232 Larimer to I-MX-3, DO-7 corrects this outdated zoning designation and ensures uniformity of district regulations consistent with the surrounding properties.

Importantly, the I-MX-3, DO-7 district maintains a moderate three-story scale that provides an appropriate transition between the more intense commercial portions of RiNo and the nearby residential fabric of Curtis Park. The DO-7 overlay further reinforces high-quality urban design standards consistent with the River North district.

As property owners, we support a zoning framework that:

- Matches adopted City plans and neighborhood guidance
- Reflects the Urban Center Neighborhood Context
- Encourages adaptive reuse, creative industry, and employment-generating uses
- Promotes pedestrian-oriented development along Larimer Street
- Provides consistency and predictability within the corridor

We believe this rezoning is appropriate, policy-aligned, and in the public interest. It creates consistency with the zoning pattern on this block while supporting the continued evolution of Larimer Street as a vibrant mixed-use corridor.

For these reasons, Son Power LLC respectfully supports Rezoning Application 2025-REZONE-0000031 and encourages approval by Community Planning & Development and City Council.

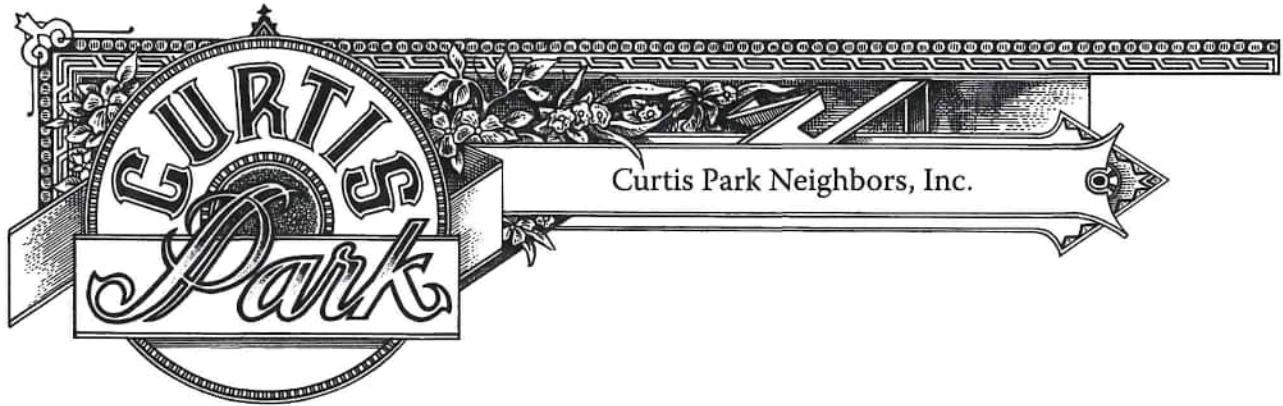
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Palmer". The signature is stylized and cursive.

Jonathan Palmer

Owner/Manager, Son Power LLC



February 19, 2026

**Re: Rezoning of 3232 Larimer Street to I-MX-3, DO-7**

**Curtis Park Neighbors (CPN) supports the application rezoning 3232 Larimer Street to I-MX-3 with the DO-7 overlay.** This rezoning exactly matches the guidance in our neighborhood plan – the *Northeast Downtown Neighborhoods Plan* – and will bring this property out of Former Chapter 59 Zoning and into the Denver Zoning Code. It is also consistent with the adjacent property under common ownership, and consistent with the zoning up and down this side of Larimer Street, including the important River North Design Overlay (DO-7) overlay for high-quality design in RiNo.

In addition to considering consistency with our neighborhood plan, CPN takes seriously the input of the community and especially the nearby residents. Our Registered Neighborhood boundary extends to the alley between Lawrence and Larimer, abutting this property, and compatibility with our largely residential neighborhood as it transitions to the mixed-use corridors surrounding the neighborhood is always a key consideration.

Thanks to exemplary outreach by the applicants, we were able to have them present and take questions at our general monthly general neighborhood meeting both during the pre-application period and again this month post-application, prior to the start of the City's required public hearings. Both meetings were widely advertised with door-to-door delivery of the Curtis Park Times, as well as being announced by e-mail and on Facebook, and nearby neighbors were in attendance. We have heard no community concerns about the proposed rezoning at either meeting nor in any other communication, reflecting the clear and obvious appropriateness of the request.

CPN positions are taken by our community-elected Board of Directors. This position of support was adopted unanimously at our regularly scheduled and noticed CPN Board of Directors meeting on February 16, 2026.

Please include this letter of support as part of applicant materials and presentations at upcoming public hearings, and please let us know if we can assist further.

A handwritten signature in blue ink that reads "Stephen M. Bennett". The signature is fluid and cursive, written over a white background.

Stephen Bennett  
President, Curtis Park Neighbors  
stephen@curtispark.org



## Letter of Support

**ATTN: Brandon Shaver**

City and County of Denver Community Planning & Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**Re: Letter of Support – Rezoning Application 2025-REZONE-0000031 (3232 Larimer St)  
Proposed change from R-MU-30 with waivers to I-MX-3, DO-7**

Dear Community Planning & Development Review Team,

The RiNo Business Improvement District (BID) is pleased to submit this letter in support of the proposed rezoning of 3232 Larimer Street from R-MU-30 with waivers to Industrial Mixed-Use 3, Denver Office 7 (I-MX-3, DO-7).

As the organization charged with stewarding economic vitality, public realm quality, and district character in the RiNo Business Improvement District, we view zoning as a long-term tool that shapes how our neighborhood functions at the street level. This rezoning request aligns with both adopted City plans and the on-the-ground evolution of Larimer Street as a mixed-use, creative employment corridor.

Since 2015, the RiNo BID has worked to cultivate a district that balances industrial roots with forward-looking economic opportunity. Our priorities include thoughtful planning and development, walkable and engaging streetscapes, strong support for creatives and entrepreneurs, and the preservation of the authentic character that makes RiNo distinct within Denver.

The proposed I-MX-3, DO-7 zoning supports these goals by creating a framework that:

- Encourages a mix of employment and commercial uses that reflect RiNo's evolving creative and experience-driven economy
- Supports active ground-floor uses that contribute to pedestrian energy along Larimer Street
- Maintains compatibility with the corridor's industrial heritage while allowing flexibility for contemporary business models
- Creates conditions for long-term economic resilience through adaptable mixed-use zoning



Larimer Street continues to serve as a central spine of activity within the district. Zoning that prioritizes activation, employment, and experiential destinations strengthens not only this property, but the broader Larimer corridor by increasing consistent foot traffic and supporting neighboring businesses. Thoughtful reinvestment at this location will help reinforce connectivity between RiNo and Curtis Park while enhancing the public realm experience for residents, employees, and visitors.

From the BID's perspective, this rezoning represents a proactive alignment between policy and neighborhood reality. It provides a predictable framework for development that supports small businesses, creative enterprises, and job-generating uses while contributing to a vibrant and inclusive urban environment.

For these reasons, the RiNo Business Improvement District supports the rezoning of 3232 Larimer Street to I-MX-3, DO-7 and respectfully encourages Community Planning & Development to approve the application.

Thank you for your consideration, and please feel free to contact our office with any questions.

Sincerely,

A handwritten signature in black ink that reads "Terry Madeksza".

Terry Madeksza  
Executive Director  
RiNo Business Improvement District



March 5, 2026

City and County of Denver  
Community Planning & Development  
ATTN: Brandon Shaver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**Re: Letter of Support – Rezoning Application 2025-REZONE-0000031 (3232 Larimer St)**

Proposed change from R-MU-30 (with waivers) to I-MX-3, DO-7

Dear Community Planning & Development Review Team,

As the Executive Director of the RiNo Art District, a Certified Creative District and Registered Neighborhood Organization (RNO), I am pleased to offer this letter of support for the proposed rezoning of 3232 Larimer Street from R-MU-30 with waivers to Industrial Mixed-Use 3, Denver Office 7 (I-MX-3, DO-7).

The RiNo Art District exists to champion creativity, support artists and creative businesses, and steward the cultural identity and community fabric of the neighborhoods of Five Points, Elyria-Swansea, Globeville, and Cole within our boundaries. Our mission is rooted in arts-driven community development, inclusive engagement, and ensuring that the district remains a place where creativity, culture, and local enterprise can thrive.

The proposed rezoning aligns with these priorities and with adopted City plans by enabling a land-use framework that supports:

**Creative & Community-Serving Activation**

- A mix of uses that welcomes artist-serving enterprises, small businesses, cultural activities, and community gathering spaces.
- Adaptive reuse and activation of underutilized parcels in ways that strengthen the district’s creative ecosystem.

**Preservation of Industrial-Creative Character**

- Continuation of the industrial mixed-use fabric that has historically supported artists, makers, and independent entrepreneurs.
- A built environment that maintains RiNo’s distinctive creative identity while allowing thoughtful evolution.



## Walkability, Connectivity & Public Realm Vibrancy

- Reinforcement of Larimer Street as a pedestrian-friendly corridor and cultural connector between RiNo and Curtis Park.
- Opportunities for placemaking, green space, and community-focused design that enhance neighborhood cohesion.

## Local Economic & Cultural Vitality

- A zoning context that enables small and locally led ventures, such as the applicant's concept, to contribute meaningfully to the cultural and economic life of the district.
- Flexibility for creative uses that generate activity, support local jobs, and foster ongoing community engagement.

The applicant's stated intent—to revitalize an inactive lot for flexible community, recreational, and social uses without new structures—further supports goals shared by both the RiNo Art District and the RiNo RNO: encouraging community-oriented activation, increasing safe and vibrant public spaces, and strengthening the cultural identity of the area.

For these reasons, the RiNo Art District and RiNo RNO respectfully support the rezoning of 3232 Larimer Street to I-MX-3, DO-7 and encourage approval of this application.

Thank you for your thoughtful review. Please feel free to contact me with any questions or for additional information.

Sincerely,

Daisy Fodness-McGowan  
Executive Director  
RiNo Art District (a certified RNO)  
[daisy@rinoartdistrict.org](mailto:daisy@rinoartdistrict.org)

**Subject:** [EXTERNAL] 3232 Larimer St - Rezoning Support  
**Sent:** 3/10/2026, 9:56:00 PM  
**From:** Matt Schwindt<schwindt.matt1@gmail.com>  
**To:** Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

My name is Matt Schwindt, I've lived in Denver for 10 years, with 4 of those years being in the Five Points neighborhood. I saw the proposal to rezone [3232 Larimer St](#) to I-MX-3, DO-7, and I wanted to voice my support. I've enjoyed my time in Five Points, including the diverse use of the neighborhood & its businesses while maintaining its unique artistic feel and historic homes. Mixed-use development helps bring new energy to our streets, more unique small businesses, areas to congregate with our neighbors, and spaces that feel active and welcoming. The property at 3232 Larimer is a sizable and well located lot that'd contribute to the positive growth of the area. As someone with a civil engineering and construction background, I know firsthand that mixed-use spaces can introduce local businesses, community space, or creative concepts that continue to grow the neighborhood and provide inviting communal areas in a high density part of our city.

Thanks,  
Matt Schwindt

**Subject:** [EXTERNAL] Comments about 3232 Larimer St Rezoning  
**Sent:** 3/10/2026, 6:45:33 PM  
**From:** Marissa Karp<marissa.karp.sav@gmail.com>  
**To:** Shaver, Brandon A. - CPD Senior City Planner

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Hi!

My name is Marissa Karp, and I live across from 3232 Larimer St at 3285 Lawrence Street in 5 points/ RiNo. I recently received a mailer about the proposed rezoning and also had the chance to briefly meet the team doing community outreach in the neighborhood. After learning a bit more about their vision for the site, I wanted to share my support for rezoning the property to I-MX-3, DO-7.

As someone who lives close by, I really appreciate when those leading projects in our neighborhood make an effort to communicate directly with neighbors and listen to feedback. It was encouraging to see that level of outreach, and it made me more interested in what could be possible for this space.

The lot at 3232 Larimer has always felt like it could be something more for the community. I'm excited by the idea of seeing it transformed into a mixed-use space that brings new life to the block. For both the near and far future, I hope local businesses, community-oriented uses, creative ideas, or more green space can be brought to our backyard.

I'm supportive of the rezoning request and look forward to seeing how this site can evolve in a way that contributes positively to the neighborhood.

Very Respectfully,

Marissa Karp

**Subject:** [EXTERNAL] Comments about 3232 Larimer St Rezoning  
**Sent:** 3/13/2026, 9:23:50 AM  
**From:** Jason zumBrunnen<jason@ratiobeerworks.com>  
**To:** Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

My name is Jason, and I own Ratio Beerworks, operating from RiNo at 2920 Larimer St since 2015. As a Larimer St business neighbor, I got introduced to the proposal to rezone 3232 Larimer St to I-MX-3, DO-7 at a RiNo BID Board meeting and I wanted to share my support.

One of the reasons Ratio is successful in RiNo is because of the opportunity for small businesses, local entrepreneurs, and creatives to thrive. I know this is possible because of mixed-use development within a high-density neighborhood. My business operates within I-MX-3, UO-2, DO-7 zoning, and it would be great to see this lot brought up to code to match the rest of the neighborhood, bring new opportunities, more small businesses, and more reasons for the community to invest locally.

I'm excited to see this site add to the diversity of RiNo business and hope the Planning Board and City Council agree that this rezoning will benefit both residents and small businesses.

Thank you,

Jason zumBrunnen



**Subject:** [EXTERNAL] Rezoning 3232 Larimer  
**Sent:** 3/13/2026, 7:25:02 AM  
**From:** Reed Sorensen<reed.sorensen1@gmail.com>  
**To:** Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

I hope this email finds you well! My name is Reed Sorensen. I have lived in RiNo since 2021, and the greater Denver area since 1993. I recently learned about the rezoning effort at 3232 Larimer St, and wanted to voice my support of rezoning this to mixed-use, specifically I-MX-3, DO-7.

I live in RiNo because of the walkability to what I believe are the best spots in Denver. During my time in RiNo, 3232 Larimer has remained a vacant lot. I recently found out it's under an old zoning code, which does not allow for many mixed uses. As a resident of the neighborhood, I would love to see it become something more. It would be great to see this space host creative uses or an opportunity for entrepreneurs to bring new concepts to Larimer St.

I hope this space can meet its full potential.

Best,

Reed Sorensen