



3275 W. 14th Avenue, #202  
Denver, CO 80204  
(303)623-3232

November 19, 2019

VIA EMAIL

Jeffrey Hirt  
Senior Planner, Community Planning and Development  
City and County of Denver

**Re: 1401 Zuni St STEAM on the Platte Rezoning**

Dear Mr. Hirt

I am writing on behalf of the West Colfax Business Improvement District in support Urban Venture's rezoning of 1401 Zuni St from UMX-5 to UMX-8 in order to accommodate eight story structures with parking for new and existing tenants and either office or residential use.

The Decatur Federal Station Area plan supports a zoning up to CMX-12, but the owner has taken into account the surrounding scale and so is only requesting CMX-8. This reflects Urban Ventures approach to the renovations of historic properties on this property to date, which they have undertaken with attention to the historic and neighborhood context. They have likewise acted consistently as good stewards of the environment in remediating the site and existing buildings. Urban Ventures has gone further and established itself as a socially conscious leader in the neighborhood, supporting a locally owned, Latino-owned and themed brewery and created 400 new jobs on the site. Going forward, they have committed to set aside 10% of the units as affordable to households at 80% of the AMI for any housing units they develop there. Beyond the site, Urban Ventures has established a strong track record of participating and leadership in the overall responsible redevelopment of the neighborhood through a community benefits process with the Metropolitan Football Stadium District and the Over the Colfax Clover project.

Because of the owner's exemplary leadership, stewardship and contributions both on the site in the neighborhood, we look forward to the next phase of STEAM on the Platte as furthering the responsible revitalization of Sun Valley. Accordingly, WCBID strongly supports the proposed rezoning, and urges Planning Board and City Council to approve the rezoning.

Thank you for your consideration of this important matter.

Sincerely,

  
Dan Shah  
Director



## LETTER OF SUPPORT

August 16, 2019

**Francisca Penafiel** | Associate City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
p: 720.865.2934 | [francisca.penafiel@denvergov.org](mailto:francisca.penafiel@denvergov.org)

RE: 2061 W COLFAX REZONING REQUEST (1401 ZUNI INVESTMENTS)

Dear Ms. Penafiel:

On behalf of the La Alma Lincoln Park Registered Neighborhood Association (RNA), I am submitting this letter of support for 1401 Zuni Investments rezoning request for 2061 W Colfax. Urban Ventures, the managing member of 1401 Zuni Investments, is requesting a zoning change from C-MX-5 to C-MX-8. The RNA supports this request because it is consistent with the La Alma Lincoln Park Neighborhood Plan, the Decatur-Federal Station Area Plan, the Decatur-Federal General Development Plan, the Stadium District Master Plan, Blueprint Denver, and Comprehensive Plan 2040. Each of these plans encourage development that promote connectivity, innovation, inclusivity, public health, and job creation. Urban Ventures has demonstrated through their Steam on the Platte redevelopment, which is adjacent to the 2061 W Colfax site, that they embody these values and can successfully implement them in their properties and projects.

A great deal of change is on the horizon for La Alma Lincoln Park. The RNA wholeheartedly supports Urban Ventures' rezoning request on the basis that it will facilitate positive change in the neighborhood and will benefit both existing and future residents and businesses.

Sincerely,



Amanda Hardin, President  
La Alma Lincoln Park Registered Neighborhood Association  
[amandalpna@gmail.com](mailto:amandalpna@gmail.com)  
303-929-8152



December 2, 2019

Via Email Only: [Jeffrey.hirt@denvergov.org](mailto:Jeffrey.hirt@denvergov.org)

Jeffrey Hirt  
Denver Senior City Planner

RE: 2060 W. Colfax application for Rezoning CMX8

Dear Mr. Hirt,

This comes as a letter of support in favor of granting of the application referenced above.

On behalf of our businesses located at 2027 W. Colfax, including Concrete Express Inc (CEI) and Mile High Station/Ironworks Event Centers, as well as the property owner, Windmill Creek Enterprises, Inc. we fully support the granting of the requested rezoning of 2060 W. Colfax to CMX8. We are confident that such rezoning will have a very favorable economic impact to the immediate area, as well as a significant, positive influence on property values and economic development throughout the Stadium District.

In concert with the planned changes to the Stadium District and the proposed River Mile improvement project, this corridor of I-25 and the Platte River is destined for much improvement and valuable changes to our City. With that in mind, the rezoning of properties in this immediate area is expected to generate the sort of influx of investment that will add to this up-and-coming multiuse development zone.

If you have any questions regarding this support or wish to discuss this further, please do not hesitate to call.

Regards,

A handwritten signature in black ink, appearing to read "Joe O'Dea".

Joseph M. O'Dea

**CITY AND COUNTY OF DENVER, COLORADO  
REGISTERED NEIGHBORHOOD ORGANIZATION  
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to [rezoning@denvergov.org](mailto:rezoning@denvergov.org). You may save the form in \*.pdf format if needed for future reference. Questions may be directed to planning staff at [rezoning@denvergov.org](mailto:rezoning@denvergov.org) or by telephone at 720-865-2974.

Application Number	<input type="text"/>
Location	<input type="text"/>
Registered Neighborhood Organization Name	<input type="text"/>
Registered Contact Name	<input type="text"/>
Contact Address	<input type="text"/>
Contact E-Mail Address	<input type="text"/>
Date Submitted	<input type="text"/>

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with  members in attendance.

With a total of  members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of  members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:	<input type="text"/>
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Sun Valley Community Coalition  
Neighborhood Position Statement  
Re: Application #2019I-00052  
2060 W. Colfax

Comments from Oct 1<sup>st</sup> 2019 meeting where vote was taken on SVCC Neighborhood Position:

Urban Ventures, LLC presented initial design concepts at the August SVCC monthly meeting in advance of its rezoning application and again at the October 1<sup>st</sup> meeting (where this vote was taken) to present and answer questions specific to the rezoning application, intended development mix/design, SVCC's concerns re the uncertainty of future development as residential vs. commercial, and the benefits to the community that would be contributed by the CMX-8 development.

The Steam on the Platte development is located on the east side of the S. Platte River and the eastern boundary of the Stadium District Master Plan. While technically not located in the Sun Valley neighborhood, it is within the Sun Valley Community Coalition's (rno) boundaries since it is our intention to support the revitalization of the S. Platte River corridor and the subsequent amenities located on both sides of the river as a naturally occurring part of our neighborhood due to its topographical location in our "valley".

The discussion at Oct 1<sup>st</sup> meeting prior to the Neighborhood Position vote:

SVCC members expressed appreciation for the numerous ways in which Urban Ventures, LLC has contributed to the Sun Valley neighborhood

- Steam on the Platte development that environmentally cleaned up and restored blighted property with sensitivity to preserve historical structures that characterize the lower Colfax area,
- Has attracted and encouraged tenants committed to hiring from the neighborhood whenever possible, being active in and contributing to the Sun Valley neighborhood
- Has provided affordable business opportunities for peoples of color and women such as Bold Beans Coffee (Girls, Inc.), and Raices Brewing,
- Has volunteered and contributed at/to numerous neighborhood activities and cultural events
- Continued commitment to providing economic opportunities that promotes Sun Valley's values of diversity, inclusion, and equitable and viable economic opportunity.

At the request of the SVCC, Susan Powers delineated these contributions in a letter that has been attached.

Some of the members would have preferred a stronger statement as to whether the development would include residential or be strictly commercial (similar to the rest of the Steam on the Platte site development). However, the majority of members were sympathetic to the need for parking that will require 4 stories of the 8-story structure to replace the 300 parking spaces currently rented that will be lost due to Stadium District development plus an 100 additional parking spaces to address tenant demand. Also acknowledged was Urban Venture's need to further evaluate the viability of residential development within the context of a future market once Stadium District planning is completed and the projections for residential development are better known. There was also general agreement with Urban Ventures' assessment as to why the structure would be best limited to 8 stories.

Affordable housing percentage/ami needs for the Stadium District impact area are currently being evaluated. SVCC members appreciated Urban Venture's commitment to 10% affordable housing if residential becomes part of the development. Although the percentage is lower than what will probably be determined to be the future need for that impact area, given that this structure is primarily being built to provide needed parking, SVCC encourages that affordable housing continues to be considered as an option.

Written comments attached to the majority vote not to oppose (17), 1 oppose, and 1 abstain:

- Not oppose - Thank you for all you have done to date!
- Not oppose – Desire no more than code minimum parking
- Not oppose – Cons: population density, increased traffic; Pros: community-oriented projects
- Not oppose - Affordable housing needed

U R B A N



V E N T U R E S

October 30, 2019  
Ms. Jeanne Granville  
President, Sun Valley Community Coalition

Dear Jeanne,

Thank you for scheduling the final discussion of our City of Denver Rezoning request for 2060 West Colfax at the November 5<sup>th</sup>, 2019 meeting of the Sun Valley Community Coalition. I thought it might be helpful to provide some background on STEAM on the Platte and why we are requesting this rezoning at that site. As you know, we are four years into the development of this formerly abandoned industrial property. We have completed the renovation of the 100 year old building at 1401 Zuni into creative office space for 9 tenants and through that first phase, we were able to clean up the environmental conditions of the property, including the removal of 10 underground storage tanks filled with petroleum products and other materials that shouldn't be next to the Platte River. It also included the removal of a building with friable asbestos that resulted from a fire that occurred before we purchased the property. But equally important, we believe that the tenants who we have attracted to STEAM on the Platte share our vision to be active members and partners of the Sun Valley neighborhood. We were thrilled to have Girls Inc bring their Social Enterprise Bold Beans coffee shop to the first floor of this building. Through their presence, several other tenants have arranged internships for Girls Inc participants in their businesses onsite. Having LYFT's Denver headquarters in the building has allowed us to introduce many nonprofits to LYFT to take advantage of their reduced fare programs. SHYFT, a new nonprofit to the neighborhood, has now opened on the first floor offering yoga classes to the community on a daily basis. Another tenant, Turner Construction Company planted vegetable beds on the site and all summer they donated the vegetables to the Sun Valley Community kitchen. We have worked with the Sun Valley Youth Center in the summer to have the kids tour some of the offices including a cranial implant medical device company, two architecture firms, and Lyft.

Also, on the property we renovated a former car repair facility and Raices Brewery, the first Latino owned and operated brewery in Denver has opened to much acclaim in the last few weeks. Prior to their opening, Raices Brewery held the Suave Fest, the first and largest gathering of Latino brewers in the nation. We sponsored that event as well as many other neighborhood activities including the recent Meow Wolf/Namaste Art and Soul event for Sun Valley youth. We've also been involved with Platte River clean-up efforts for several years and are great supporters of the Greenway

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Foundation. When STEAM on the Platte is fully occupied, we'll have close to 400 employees who are new to the Sun Valley area and are interested in ways to get involved and we will always have suggestions for them, in working with the Sun Valley community.

Early on, we negotiated a daytime parking agreement with the Broncos and Stadium District so that the office tenants had adequate parking, above and beyond what the City of Denver zoning required (which is onsite). We currently lease up to 300 spaces on the Stadium property. With the Broncos moving ahead with the redevelopment of their parking lots, it has become necessary to consider how we can accommodate our parking needs onsite. In order to accommodate the parking, we will have to build a parking structure on site. This will be a four-story structure and to offset that cost, it is our intent to add 4 additional floors of commercial or residential use. The Decatur Station Area Plan supports zoning up to 12 floors, but it didn't feel appropriate for this part of the neighborhood to go that high, so we are only requesting 8 story zoning. We have not decided whether it will be commercial or residential at this point. While it has taken several years to establish STEAM on the Platte, we do think that the interest in creative office space will continue in this neighborhood and we will encourage that use since it brings jobs into the neighborhood. On the other hand, we have a long-term commitment to affordable housing for Denver. If we do decide to move ahead with this development as a residential project, rather than commercial, we will commit to include 10% of those units as affordable units. In multiple locations, I have developed mixed income projects with a focus on condominiums. This has been a successful model for first time buyers, which could complement the rental units that will be so abundant in the neighborhood.

Thank you for the opportunity to share this information our community and I look forward to continuing to work in partnership to bring prosperity and equity to this neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Susan Powers". The signature is written in a cursive, flowing style.

Susan Powers  
President, Urban Ventures, LLC  
Manager, 1401 Zuni Investments, LLC