



Denver Planning Board
Webb Municipal Office Building
201 W. Colfax Ave.
Room 4.F.6 AND 4.G.2
Denver, CO 80202

December 1, 2014

RiNo Art District
3611 Chestnut Place
Denver, CO 80216
303-308-9345

The RiNo Art District is a
Non-Profit Organization

Board of Directors:

Tracy Weil – Board Chair
Rexford Brown – Secretary
Jonathan Kaplan – Treasurer
Hadley Hooper – Director
Lisa Heppner – Director

*Urban Improvement Committee
Heads:*

Justin Croft – Co Chair
Andrew Feinstein – Co Chair
Jonathan Kaplan – Art District
Liaison

*Neighborhood Design Team
(RiND) Head:*

Will Kerns, Chair

To Whom It May Concern:

This letter is written in reference to the Planned Unit Development (PUD) application recently resubmitted for 3325 Denargo Street in Denver's River North district. The RiNo Art District, the neighborhood's Registered Neighborhood Organization, its Urban Improvement Committee (UIC), and its RiNo Neighborhood Design Team (RiND) originally opposed the application on grounds that the proposed 20-story height limit was not in line with the character of the district. We support the application now that the height limit has been reduced to 12 stories.

Rezoning parcels from I-A or I-B to C-MX promotes the community's goals as outlined in Blueprint Denver, the 2003 River North Plan, and the 2013 RiNo Visioning Session report. This amended PUD application represents the character of the neighborhood and is within the range of RiNo's typical height limits as established in the 2010 Zoning Code update.

We support the vision expressed in the 3325 Denargo PUD application, especially promoting active street edges, walkability, and treating the South Platte River as a community resource to be enjoyed. We request that the Board recommend the amended application for approval.

Sincerely,

Tracy Weil, RiNo Art District
Justin Croft, RiNo Art District - Urban Improvement Committee
Will Kerns, AICP, RiNo Art District - Neighborhood Design Team

