

## **OUTREACH DOCUMENTATION.**

Per the following log, we notified Councilwoman Jamie Torres, At-Large Councilwomen Gonzales-Gutierrez and Parady, the Sun Valley Community Coalition, La Alma Lincoln-Park Neighborhood Association, United Northwest Denver, Inter-Neighborhood Cooperation, and Strong Denver of the proposed rezoning on January 7th, 2025. We have also reached out to adjacent property owners via email. All email correspondence is attached.

We joined the February 26th, 2025 meeting of the La Alma Lincoln Park Neighborhood Association (LA/LPNA) and will be presenting to the Sun Valley Community Coalition (SVCC) in April (we did join the SVCC meeting on 02/04/2025 for an info item, but due to scheduling have not yet been able to get community feedback).

At the LA/LPNA meeting we shared our research into the history of the site, showed our other recent developments that have enhanced STEAM on the Platte, presented the building forms allowed under the current and proposed zone districts, and shared the development concept plan. The presentation used during the meeting is attached. There was limited conversation during the meeting, but no concerns were voiced and the LA/LPNA will decide this month if they plan to send a letter of support for the rezoning.

### **Community Outreach Log**

| Date     | Contact                                       | Outreach  |
|----------|---|---|
| 1/7/2025 | La Alma/Lincoln Park Neighborhood Association | Email informing RNO of plan to rezone                     |
| 1/7/2025 | Sun Valley Community Coalition                | Email informing RNO of plan to rezone                     |
| 1/7/2025 | United Northwest Denver                       | Email informing RNO of plan to rezone                     |
| 1/7/2025 | Inter-Neighborhood Cooperation                | Email informing RNO of plan to rezone                     |
| 1/7/2025 | Strong Denver                                 | Email informing RNO of plan to rezone                     |
| 1/7/2025 | Councilwoman Torres                           | Email informing District 3 Councilwoman of plan to rezone |
| 1/7/2025 | Councilwoman Gonzales-Gutierrez               | Email informing At-large Council woman of plan to rezone  |
| 1/7/2025 | Councilwoman Parady                           | Email informing At-large Council woman of plan to rezone  |

|           |   |   |
|-----------|---|---|
| 1/29/2025 | Councilwoman Torres                           | Meeting with the Councilwoman to discuss site concept plan                    |
| 1/29/2025 | Revesco                                       | Email informing site neighbors of plan to rezone                              |
| 1/29/2025 | RTD   | Email informing site neighbors of plan to rezone                              |
| 1/29/2025 | Mile High Station                             | Email informing site neighbors of plan to rezone                              |
| 1/29/2025 | Acram   | Email informing site neighbors of plan to rezone                              |
| 1/30/2025 | Mortenson                                     | Email informing site neighbors of plan to rezone                              |
| 2/4/2025  | Sun Valley Community Coalition                | Attended RNO meeting to offer an information item about the proposed rezoning |
| 2/26/2025 | La Alma/Lincoln Park Neighborhood Association | Attended RNO meeting to discuss the proposed rezoning with members.           |
| 4/1/2025  | Sun Valley Community Coalition                | Will formally presented the rezoning application to RNO members               |



Mary Coddington &lt;mary@twelveinc.co&gt;

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**Rezoning application for property next to Steam on the Platte at Zuni Street and 14th Ave**

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**Susan Powers** <susan@urbanventuresllc.com>

Tue, Jan 7, 2025 at 6:02 PM

To: Jamie Torres &lt;jamie.torres@comcast.net&gt;

Hi Jamie – we are preparing to submit a rezoning application later in the month for the smaller parcels south of 14<sup>th</sup> and Zuni that we purchased from RTD a few years ago. The purpose of this is to have consistent zoning on the overall Steam on the Platte development. I'd be happy to get together or do a call to talk through this more. Thanks and let me know your thoughts.

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 **2420 W 14th\_Torres.pdf**  
5455K

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

January 7th, 2025

Jamie Torres, Denver City Council, District 3  
Denver City and County Building

Dear Councilwoman Torres,

I am writing to inform you about a proposed rezoning for a portion of a parcel located at 2420 W. 14th Avenue, on the south side of vacated 14th Avenue and Zuni Street (Figure 1.). This land was acquired from RTD and added to the parcel where Steam on the Platte is located. The rest of the parcel has already been rezoned to C-MX-8 (Figure 2.).

Bringing the full parcel into C-MX-8 will enable a cohesive site plan and allow for the planned build-out of the property, consistent with the overall vision for the area.

The proposed zone district conforms to Comprehensive Plan 2040, Blueprint Denver, the Decatur Federal Station Area Plan, and the La Alma Lincoln Park Neighborhood Plan. Despite the site being in the Sun Valley manufacturing preservation area, the actual site was identified as having a low value high threat status in the Industrial Land Study (Blueprint Denver appendix D) and was recommended for conversion from industrial uses.

We are committed to ensuring that this development reflects the values and priorities of the broader Denver community and aligns with city goals. Your input and guidance as the council member for District 3 are invaluable to the success of this project. If you have any questions or would like additional information, please do not hesitate to reach out.

Thank you for your time and consideration. I look forward to the opportunity to work with you on this matter.

Sincerely,



Susan Powers, manager of 1401 Zuni Investments and President, Urban Ventures, LLC



Figure 1.

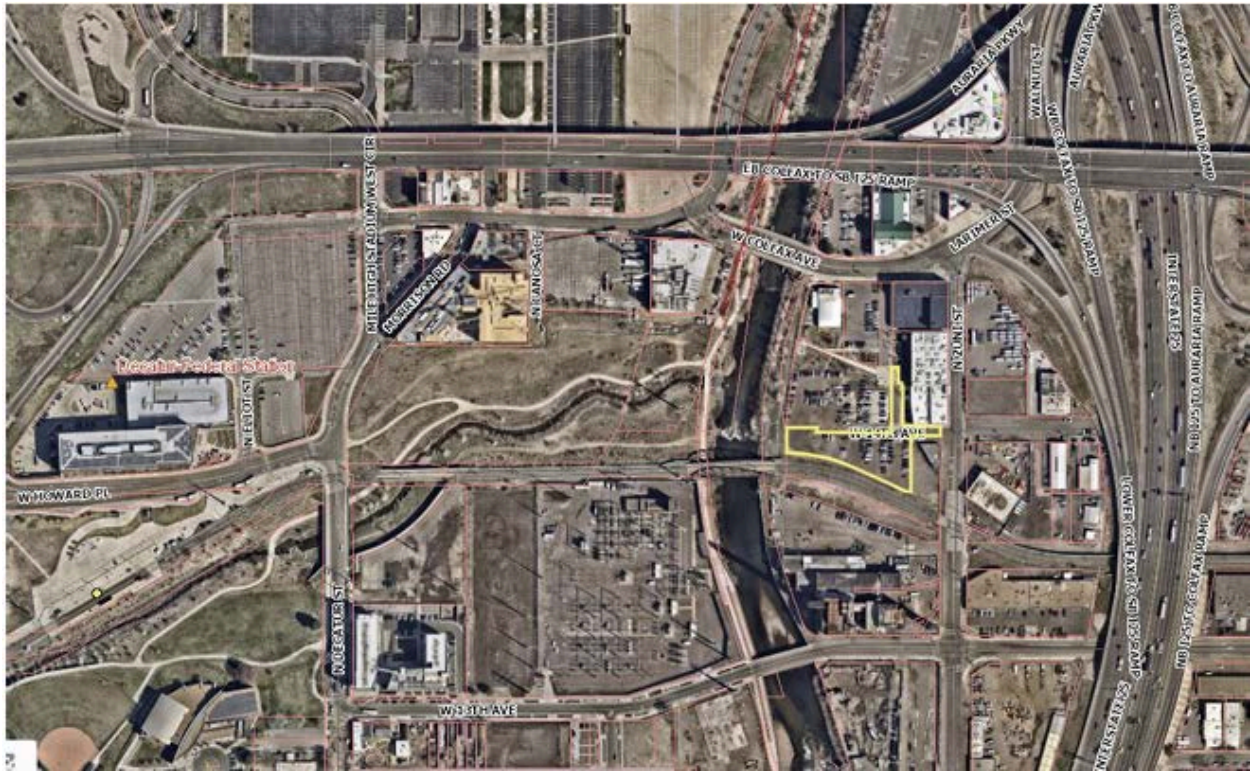
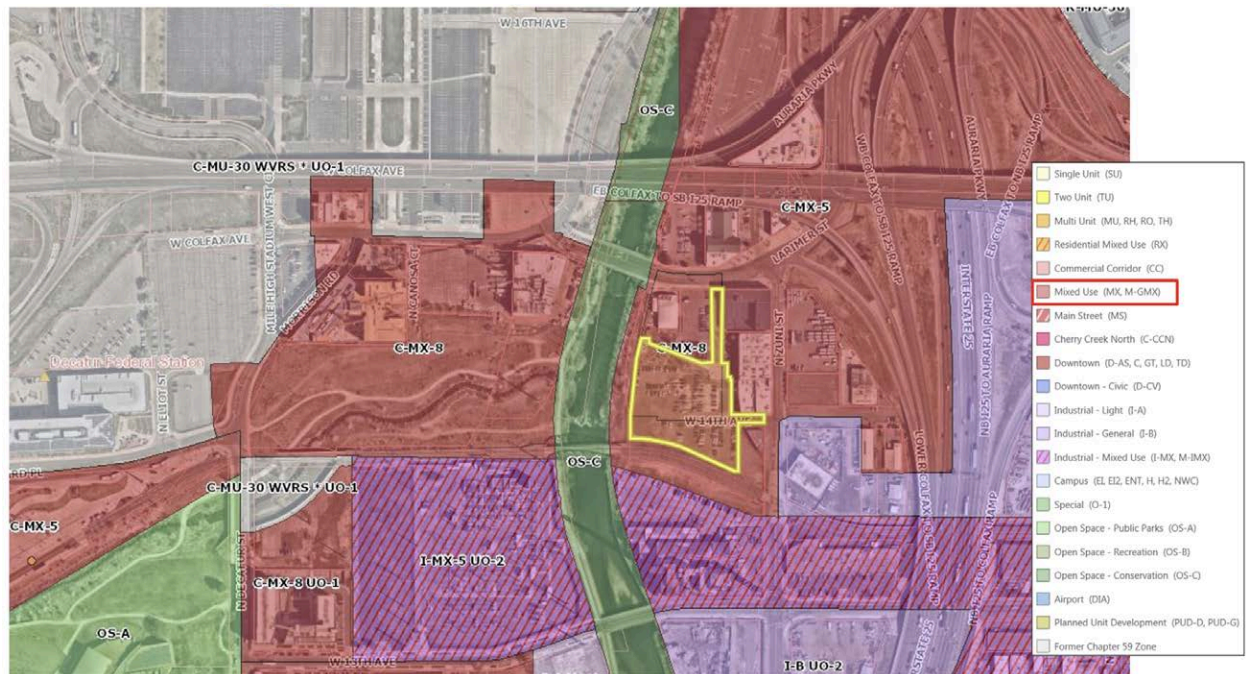


Figure 2.





Mary Coddington &lt;mary@twelveinc.co&gt;

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## Rezoning Application to be filed later in January

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**Susan Powers** <susan@urbanventuresllc.com>

Tue, Jan 7, 2025 at 4:35 PM

To: "serena.gonzales-Gutierrez@denvergov.org" &lt;serena.gonzales-Gutierrez@denvergov.org&gt;

Hello Serena – Happy New Year to you. I wanted to give you a heads up that we will be filing this rezoning application later in January. It is for a parcel of property south of Steam on the Platte that we acquired a few years ago from RTD in order to connect this parcel to the overall Steam on the Platte development. More information will be coming, but I wanted to share this with you now.

Susan Powers, President

Urban Ventures, LLC

1600 Wynkoop Street #200

Denver, Co. 80202

303-446-0761

[www.urbanventuresllc.com](http://www.urbanventuresllc.com)

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 **2420 W 14th\_Gonzales-Gutierrez.pdf**  
5458K



1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

January 7th, 2025

Serena Gonzales-Gutierrez, Denver City Council, At Large  
Denver City and County Building

Dear Councilwoman Gozales-Gutierrez,

I am writing to inform you about a proposed rezoning for a portion of a parcel located at 2420 W. 14th Avenue, on the south side of vacated 14th Avenue and Zuni Street (Figure 1.). This land was acquired from RTD and added to the parcel where Steam on the Platte is located. The rest of the parcel has already been rezoned to C-MX-8 (Figure 2.).

Bringing the full parcel into C-MX-8 will enable a cohesive site plan and allow for the planned build-out of the property, consistent with the overall vision for the area.

The proposed zone district conforms to Comprehensive Plan 2040, Blueprint Denver, the Decatur Federal Station Area Plan, and the La Alma Lincoln Park Neighborhood Plan. Despite the site being in the Sun Valley manufacturing preservation area, the actual site was identified as having a low value high threat status in the Industrial Land Study (Blueprint Denver appendix D) and was recommended for conversion from industrial uses.

We are committed to ensuring that this development reflects the values and priorities of the broader Denver community and aligns with city goals. Your input and guidance as an at-large council member are invaluable to the success of this project. If you have any questions or would like additional information, please do not hesitate to reach out.

Thank you for your time and consideration. I look forward to the opportunity to work with you on this matter.

Sincerely,



Susan Powers, manager of 1401 Zuni Investments and President, Urban Ventures, LLC



[illegible]





Mary Coddington &lt;mary@twelveinc.co&gt;

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**FW: Rezoning Application for parcel next to Steam on the Platte**

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**Susan Powers** <susan@urbanventuresllc.com>

Tue, Jan 7, 2025 at 9:15 PM

To: "urbanventures@marycoddington.com" &lt;urbanventures@marycoddington.com&gt;

Well, this was the first one I sent and it surely was brief!

Susan Powers, President

Urban Ventures, LLC

[1600 Wynkoop Street #200](#)

[Denver, Co. 80202](#)

[Office: 303-446-0761](#)

[Mobile: 303-902-6615](#)

[www.urbanventuresllc.com](#)

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**From:** Susan Powers**Sent:** Tuesday, January 7, 2025 4:08 PM**To:** Parady, Sarah - CC XA1404 Member Denver City Council <[Sarah.Parady@denvergov.org](mailto:Sarah.Parady@denvergov.org)>**Subject:** Rezoning Application for parcel next to Steam on the Platte

Hi Sarah – just a heads up that we're beginning this process.

Susan Powers, President

Urban Ventures, LLC

[1600 Wynkoop Street #200](#)

[Denver, Co. 80202](#)

[303-446-0761](#)

[www.urbanventuresllc.com](#)

**2420 W 14th\_Parady.pdf**

5143K

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Co. 80202

January 7, 2025

Sarah Parady, Denver City Council, At Large  
Denver City and County Building

Dear Councilwoman Parady,

I am writing to inform you about a proposed rezoning for a portion of a parcel located at 2420 W. 14th Avenue, on the south side of vacated 14th Avenue and Zuni Street (Figure 1.). This land was acquired from RTD and added to the parcel where Steam on the Platte is located. The rest of the parcel has already been rezoned to C-MX-8 (Figure 2.).

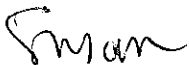
Bringing the full parcel into C-MX-8 will enable a cohesive site plan and allow for the planned build-out of the property, consistent with the overall vision for the area.

The proposed zone district conforms to Comprehensive Plan 2040, Blueprint Denver, the Decatur Federal Station Area Plan, and the La Alma Lincoln Park Neighborhood Plan. Despite the site being in the Sun Valley manufacturing preservation area, the actual site was identified as having a low value high threat status in the Industrial Land Study (Blueprint Denver appendix D) and was recommended for conversion from industrial uses.

We are committed to ensuring that this development reflects the values and priorities of the broader Denver community and aligns with city goals. Your input and guidance as an at-large council member are invaluable to the success of this project. If you have any questions or would like additional information, please do not hesitate to reach out.

Thank you for your time and consideration. I look forward to the opportunity to work with you on this matter.

Sincerely,



Susan Powers, Manager, 1401 Zuni Investments and President of Urban Ventures. LLC

[illegible]





Mary Coddington &lt;mary@twelveinc.co&gt;

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## Rezoning application for property next to Steam on the Platte at Zuni Street and 14th Ave

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**Susan Powers** <susan@urbanventuresllc.com>


Tue, Jan 7, 2025 at 5:43 PM

To: "lincolnparkneighbors@gmail.com" &lt;lincolnparkneighbors@gmail.com&gt;

Hi Nolan - I wanted to let you know that we will be submitting a rezoning application for a parcel south of Steam on the Platte at Zuni and 14<sup>th</sup> Ave. We aren't formally submitting until later in January, but I wanted to make sure that you were aware of this now. I'm happy to provide other information to you and other members of the La Alma/ Lincoln Park neighborhood association. Let me know the best way for me to connect with the organization. I'm happy to make a presentation to the Board at a regularly scheduled meeting or whatever form of communication you suggest.

[Quoted text hidden]

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 **2420 W 14th\_LALPNA.pdf**  
334K

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

January 7th, 2025

Nolan Hahn, President  
La Alma/Lincoln Park Neighborhood Association

Dear Nolan,

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel, part of the larger Steam on the Platte development, is currently zoned C-MX-5 (Figure 1). We are proposing a rezoning of this property to C-MX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 2). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 3).

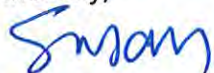
You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinitiate the rezoning process to realize the full potential of the site.

The proposed rezoning to C-MX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

We value the opportunity to engage with the La Alma/Lincoln Park Neighborhood Association and hear your thoughts on this proposal. If you have any questions, concerns, or would like additional information, please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration. We look forward to collaborating with you as this process moves forward.

Sincerely,



Susan Powers, manager of 1401 Zuni Investments and President, Urban Ventures, LLC

Figure 1.

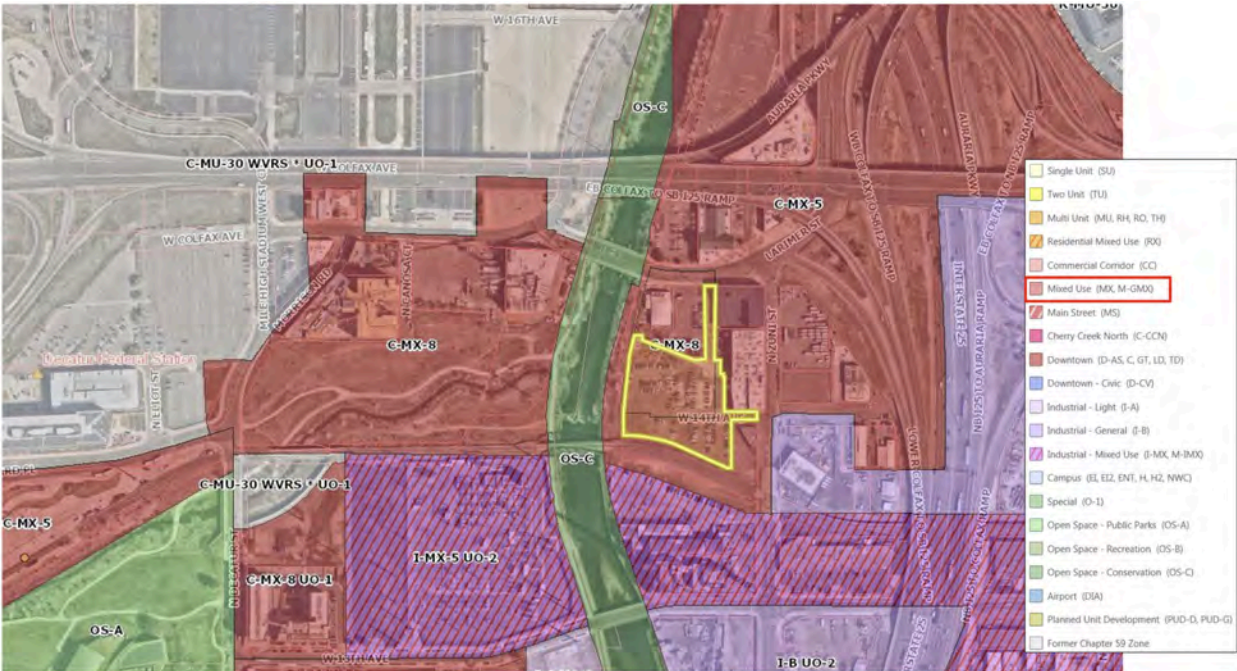


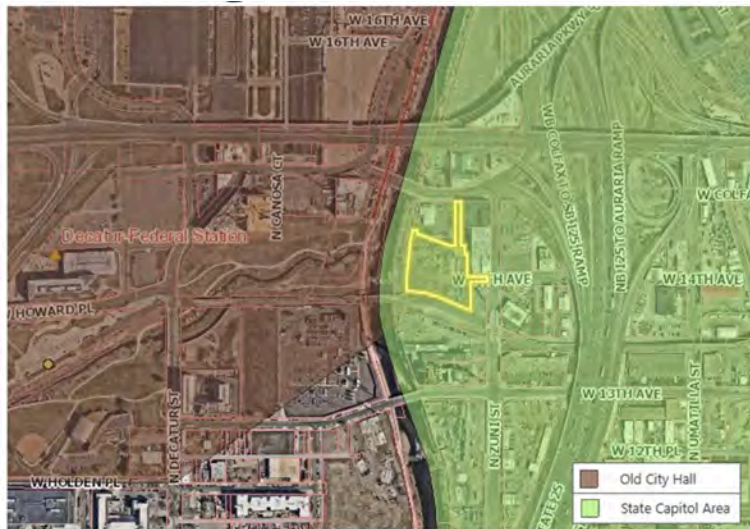
Figure 2.

| Urban Center (C-) Neighborhood Context<br>Zone Districts |                               | Building Forms |             |        |              |           |              |            |           |                     |                       |         |                      |   |
|--|-------------------------------|----------------|-------------|--------|--------------|-----------|--------------|------------|-----------|---------------------|-----------------------|---------|----------------------|---|
|  |                               | Suburban House | Urban House | Duplex | Tandem House | Row House | Garden Court | Town House | Apartment | Drive Thru Services | Drive Thru Restaurant | General | Cherry Creek General | Cherry Creek General - Small Lot on South Side of 3rd Ave |
| Max Number of Primary Structures per Zone Lot            |                               | No Maximum     |             |        |              |           |              |            |           |                     |                       |         |                      |   |
| Residential Mixed Use (RX)                               | C-RX-5, -8, -12               |                |             |        |              |           |              | ■          |           |                     |                       | ■       |                      |   |
| Mixed Use (MX)   | C-MX-3, -5, -8, -12, -16, -20 |                |             |        |              |           |              | ■          |           | □                   | □                     | ■       |                      |   |
| Main Street (MS)   | C-MS-5, -8, -12               |                |             |        |              |           |              | ■          |           | □                   | □                     |         |                      |   |
| Cherry Creek North (CCN)                                 | C-CCN-3, -4, -5               |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    | ■   |
|  | C-CCN-7, -8, -12              |                |             |        |              |           |              |            |           |                     |                       | ■       |                      | ■   |

■ = Allowed    □ = Allowed subject to geographic limitations



Figure 3.



**Maximum Allowable Building Height ≈**

- Old City Hall – 115 feet
- State Capitol – 250 feet

C-MX-8 has a maximum height of 110 feet or 150 feet with incentives



Mary Coddington &lt;mary@twelveinc.co&gt;

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**Re: Follow up from La Alma /Lincoln Park RNO meeting re rezoning**

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**Susan Powers** <susan@urbanventuresllc.com>

Mon, Mar 3, 2025 at 12:57 PM

To: David Griggs SG &lt;Griggs@artsoup.com&gt;

Thanks Dave. That timing is fine.  
Sent from my iPhone

On Mar 3, 2025, at 12:54 PM, David Griggs SG <[Griggs@artsoup.com](mailto:Griggs@artsoup.com)> wrote:

Hi Sue,

The way that the Neighborhood Association does these Letters of Support is to have a vote of the Board at our monthly Board meetings. We've got one next week - and I'll bring it up. (that's soon enough, isn't it?) I'm pretty sure that we'll vote to support the zoning change.

I don't need a draft - and I'll use the address and other information from your PowerPoint.

Thanks,  
David

On Mar 3, 2025, at 11:55 AM, Susan Powers <[susan@urbanventuresllc.com](mailto:susan@urbanventuresllc.com)> wrote:

Hi David -Thanks for getting the rezoning item on the RNO agenda last week. Since there were no questions or concerns mentioned, would it be possible to get a letter of support from the RNO? It should be addressed to the City zoning person, Tony Lechuga.- [Anthony.Lechuga@denvergov.org](mailto:Anthony.Lechuga@denvergov.org). If it's easier for me to send a draft to you, I'd be happy to do that. Again, thanks for your help. On to the Zuni plant now!

Susan Powers, President  
Urban Ventures, LLC  
[1600 Wynkoop Street #200](#)  
[Denver, Co. 80202](#)  
303-446-0761  
[www.urbanventuresllc.com](http://www.urbanventuresllc.com)



Mary Coddington &lt;mary@twelveinc.co&gt;

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## Rezoning application for property next to Steam on the Platte at Zuni Street and 14th Ave

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**Susan Powers** <susan@urbanventuresllc.com>


Tue, Jan 7, 2025 at 5:55 PM

To: Jeanne Granville &lt;jeanne@freshstartdenver.org&gt;

Hi Jeanne - I wanted to let you know that we will be submitting a rezoning application for a parcel south of Steam on the Platte at Zuni and 14<sup>th</sup> Ave. We aren't formally submitting until later in January, but I wanted to make sure that you were aware of this now. I'm happy to provide other information to you and other members of the SVCC. I'm happy to make a presentation to the Board at a regularly scheduled meeting or whatever form of communication you suggest. Thanks

[Quoted text hidden]

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 **2420 W 14th\_SVCC.pdf**  
173K



January 7, 2025

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

Jeanne Granville, President  
Sun Valley Community Coalition

Dear Jeanne,

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel, part of the larger Steam on the Platte development, is currently zoned CMX-5 (Figure 1). We are proposing a rezoning of this property to CMX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 2). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 3).

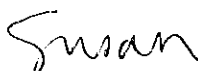
You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinitiate the rezoning process to realize the full potential of the site.

The proposed rezoning to CMX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

We value the opportunity to engage with the Sun Valley Community Coalition and hear your thoughts on this proposal. If you have any questions, concerns, or would like additional information, please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration. We look forward to collaborating with you as this process moves forward.

Sincerely,



Susan Powers, Manager of 1401 Zuni Investments and President, Urban Ventures. LLC  
susan@urbanventuresllc.com

Figure 1.

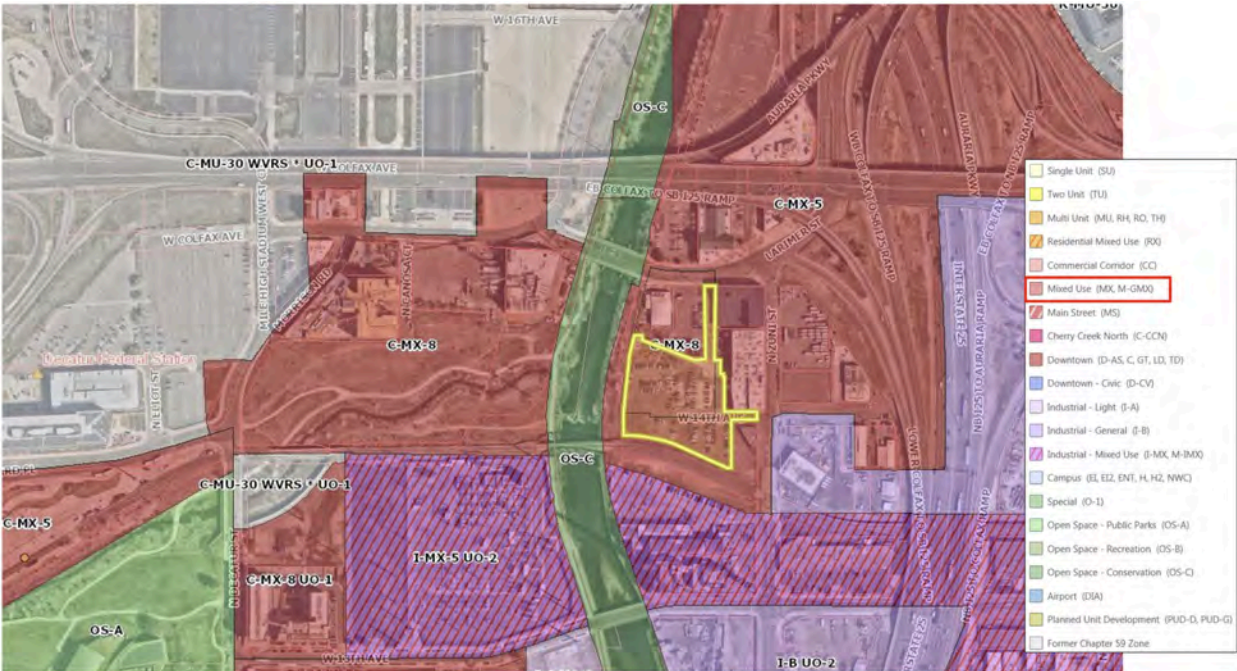


Figure 2.

| Urban Center (C-) Neighborhood Context<br>Zone Districts |                               | Building Forms |             |        |              |           |              |            |           |                     |                       |         |                      |   |
|--|-------------------------------|----------------|-------------|--------|--------------|-----------|--------------|------------|-----------|---------------------|-----------------------|---------|----------------------|---|
|  |                               | Suburban House | Urban House | Duplex | Tandem House | Row House | Garden Court | Town House | Apartment | Drive Thru Services | Drive Thru Restaurant | General | Cherry Creek General | Cherry Creek General - Small Lot on South Side of 3rd Ave |
| Max Number of Primary Structures per Zone Lot            |                               | No Maximum     |             |        |              |           |              |            |           |                     |                       |         |                      |   |
| Residential Mixed Use (RX)                               | C-RX-5, -8, -12               |                |             |        |              |           |              | ■          |           |                     |                       | ■       |                      |   |
| Mixed Use (MX)   | C-MX-3, -5, -8, -12, -16, -20 |                |             |        |              |           |              | ■          |           | □                   | □                     | ■       |                      |   |
| Main Street (MS)   | C-MS-5, -8, -12               |                |             |        |              |           |              | ■          |           | □                   | □                     |         |                      |   |
| Cherry Creek North (CCN)                                 | C-CCN-3, -4, -5               |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    | ■   |
|  | C-CCN-7, -8, -12              |                |             |        |              |           |              |            |           |                     |                       | ■       |                      | ■   |

■ = Allowed □ = Allowed subject to geographic limitations

[illegible]

- Old City Hall - 115 feet
- State Capitol - 250 feet

C-MX-8 has a maximum height of 110 feet or 150 feet with incentives





Mary Coddington &lt;mary@twelveinc.co&gt;

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## Rezoning application for property next to Steam on the Platte

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**Susan Powers** <susan@urbanventuresllc.com>

Tue, Jan 7, 2025 at 5:28 PM

To: "president@denverinc.org" &lt;president@denverinc.org&gt;

Hi Keith – I wanted to let you know that we will be submitting a rezoning application for a parcel south of Steam on the Platte at Zuni and 14<sup>th</sup> Ave. We aren't formally submitting until later in January, but I wanted to make sure that you were aware of this now. I'm happy to provide other information to you and other members of INC. Let me know if you have questions.

Susan Powers, President

Urban Ventures, LLC


1600 Wynkoop Street #200

Denver, Co. 80202

303-446-0761

[www.urbanventuresllc.com](http://www.urbanventuresllc.com)

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 **2420 W 14th\_INC.pdf**  
330K

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

January 7th, 2025

Keith Meyer, President  
Inter-Neighborhood Cooperation

Dear Keith,

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel, part of the larger Steam on the Platte development, is currently zoned C-MX-5 (Figure 1). We are proposing a rezoning of this property to C-MX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 2). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 3).

You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinstate the rezoning process to realize the full potential of the site.

The proposed rezoning to C-MX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

We value the opportunity to engage with the Inter-Neighborhood Cooperation and hear your thoughts on this proposal. If you have any questions, concerns, or would like additional information, please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration. We look forward to collaborating with you as this process moves forward.

Sincerely,



Susan Powers, manager of 1401 Zuni Investments and President, Urban Ventures, LLC

Figure 1.

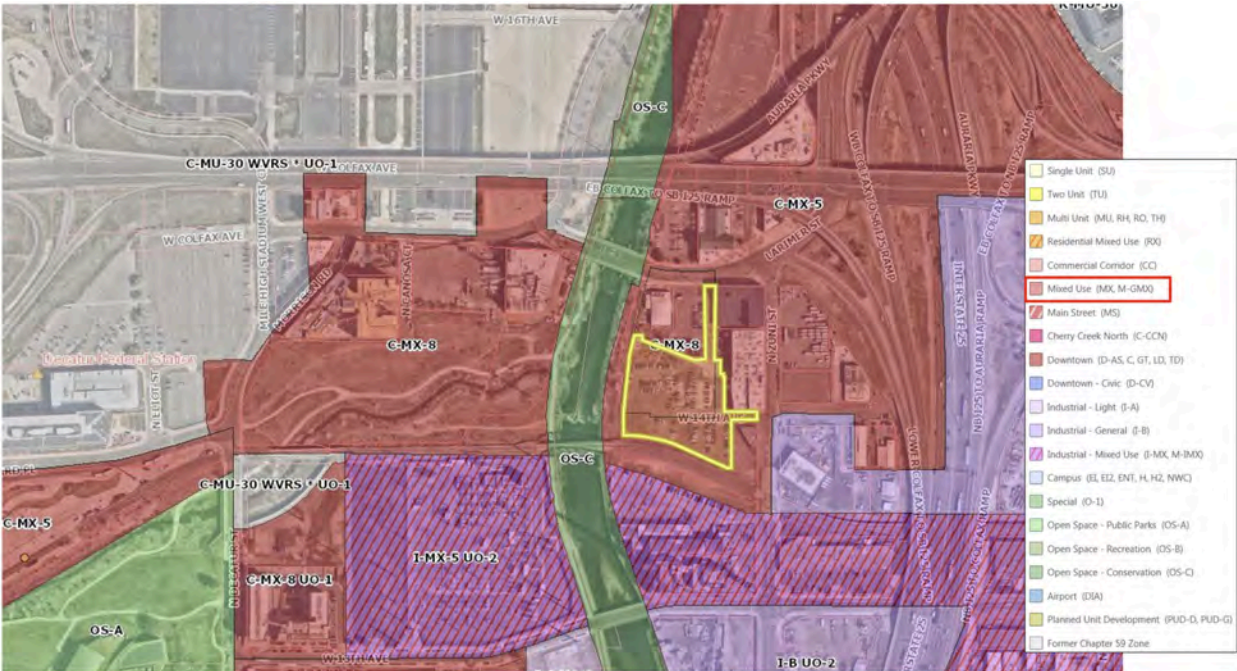


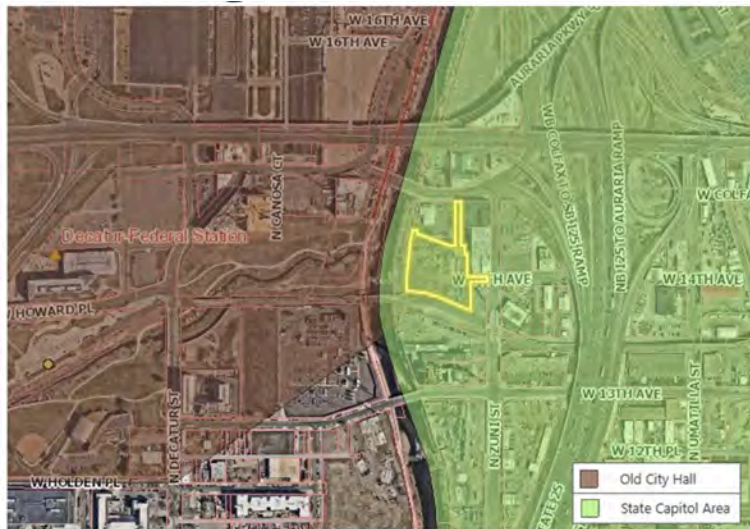
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| Urban Center (C-) Neighborhood Context<br>Zone Districts |                               | Building Forms |             |        |              |           |              |            |           |                     |                       |         |                      |   |
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| Residential Mixed Use (RX)                               | C-RX-5, -8, -12               |                |             |        |              |           |              |            | ■         |                     |                       | ■       |                      |   |
| Mixed Use (MX)   | C-MX-3, -5, -8, -12, -16, -20 |                |             |        |              |           |              | ■          |           | □                   | □                     | ■       |                      | ■   |
| Main Street (MS)   | C-MS-5, -8, -12               |                |             |        |              |           |              | ■          |           | □                   | □                     |         |                      | ■   |
| Cherry Creek North (CCN)                                 | C-CCN-3, -4, -5               |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    | ■   |
|  | C-CCN-7, -8, -12              |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    |   |

■ = Allowed    □ = Allowed subject to geographic limitations



Figure 3.



**Maximum Allowable Building Height ≈**

- Old City Hall – 115 feet
- State Capitol – 250 feet

C-MX-8 has a maximum height of 110 feet or 150 feet with incentives





Mary Coddington &lt;mary@twelveinc.co&gt;

---

## Rezoning application for property next to Steam on the Platte at Zuni Street and 14th Ave

---

**Susan Powers** <susan@urbanventuresllc.com>

Tue, Jan 7, 2025 at 5:47 PM

To: "Unitedwestdenver80204@outlook.com" &lt;Unitedwestdenver80204@outlook.com&gt;

Hi David - I wanted to let you know that we will be submitting a rezoning application for a parcel south of Steam on the Platte at Zuni and 14<sup>th</sup> Ave. We aren't formally submitting until later in January, but I wanted to make sure that you were aware of this now. I'm happy to provide other information to you and other members of United West Denver. Let me know if you have questions.

[Quoted text hidden]

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 **2420 W 14th\_UNWD.pdf**  
172K

January 7, 2025

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

David Roybal, President  
United Northwest Denver

Dear David,

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel, part of the larger Steam on the Platte development, is currently zoned CMX-5 (Figure 1). We are proposing a rezoning of this property to CMX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 2). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 3).

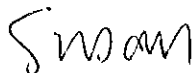
You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinitiate the rezoning process to realize the full potential of the site.

The proposed rezoning to CMX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

We value the opportunity to engage with United Northwest Denver and hear your thoughts on this proposal. If you have any questions, concerns, or would like additional information, please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration. We look forward to collaborating with you as this process moves forward.

Sincerely,



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

Figure 1.

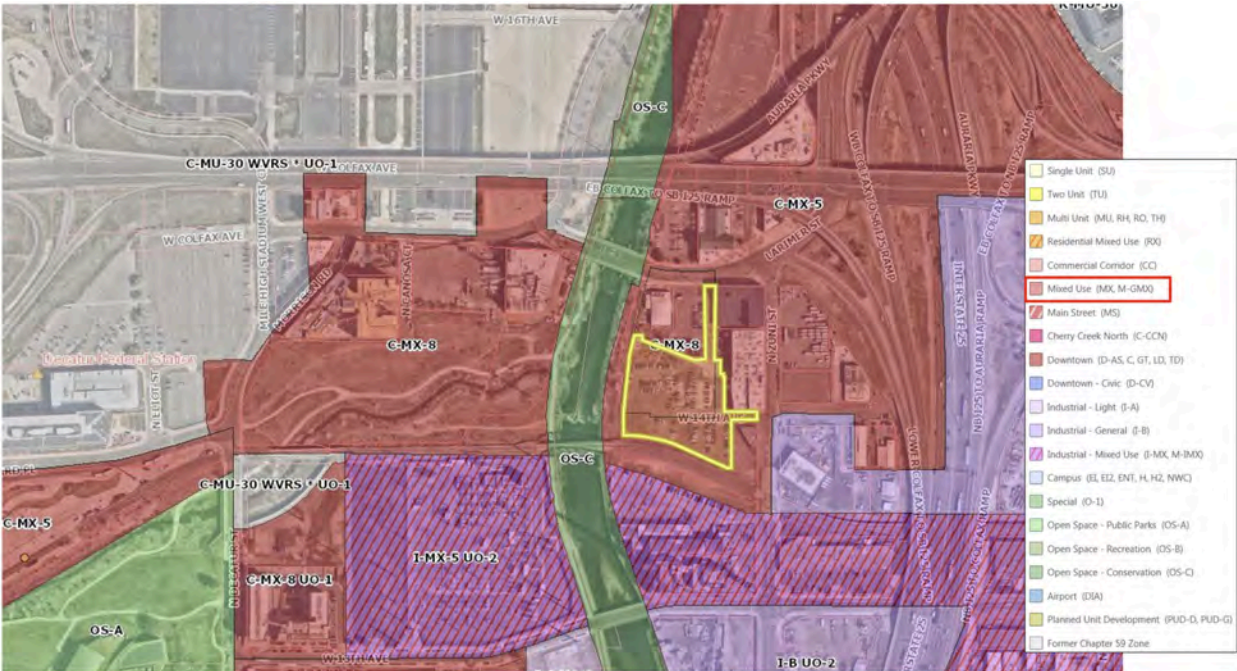
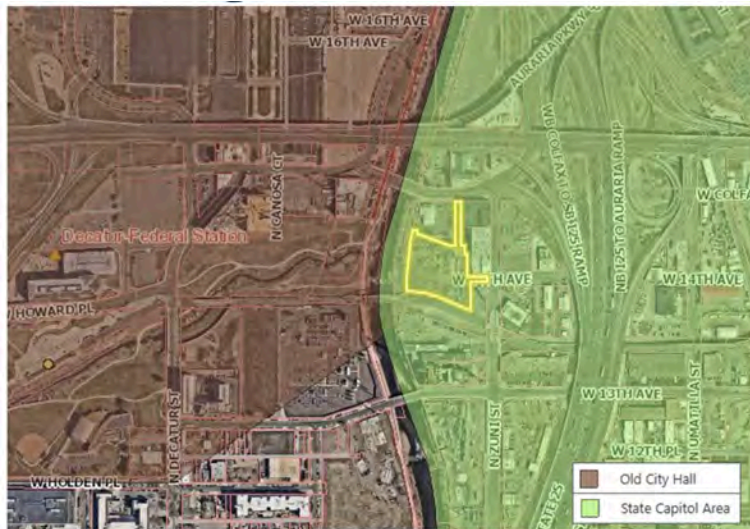


Figure 2.

| Urban Center (C-) Neighborhood Context<br>Zone Districts |                               | Building Forms |             |        |              |           |              |            |           |                     |                       |         |                      |   |
|--|-------------------------------|----------------|-------------|--------|--------------|-----------|--------------|------------|-----------|---------------------|-----------------------|---------|----------------------|---|
|  |                               | Suburban House | Urban House | Duplex | Tandem House | Row House | Garden Court | Town House | Apartment | Drive Thru Services | Drive Thru Restaurant | General | Cherry Creek General | Cherry Creek General - Small Lot on South Side of 3rd Ave |
| Max Number of Primary Structures per Zone Lot            |                               | No Maximum     |             |        |              |           |              |            |           |                     |                       |         |                      |   |
| Residential Mixed Use (RX)                               | C-RX-5, -8, -12               |                |             |        |              |           |              | ■          |           |                     |                       | ■       |                      |   |
| Mixed Use (MX)   | C-MX-3, -5, -8, -12, -16, -20 |                |             |        |              |           |              | ■          |           | □                   | □                     | ■       |                      | ■   |
| Main Street (MS)   | C-MS-5, -8, -12               |                |             |        |              |           |              | ■          |           | □                   | □                     |         |                      | ■   |
| Cherry Creek North (CCN)                                 | C-CCN-3, -4, -5               |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    | ■   |
|  | C-CCN-7, -8, -12              |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    |   |

■ = Allowed    □ = Allowed subject to geographic limitations

Figure 3.



**Maximum Allowable Building Height ≈**

- Old City Hall – 115 feet
- State Capitol – 250 feet

C-MX-8 has a maximum height of 110 feet or 150 feet with incentives





Mary Coddington &lt;mary@twelveinc.co&gt;

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## Rezoning application for property next to Steam on the Platte at Zuni Street and 14th Ave

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**Susan Powers** <susan@urbanventuresllc.com>

Tue, Jan 7, 2025 at 5:38 PM

To: "denervoters@gmail.com" &lt;denervoters@gmail.com&gt;

John— I wanted to let you know that we will be submitting a rezoning application for a parcel south of Steam on the Platte at Zuni and 14<sup>th</sup> Ave. We aren't formally submitting until later in January, but I wanted to make sure that you were aware of this now. I'm happy to provide other information to you and other members of Strong Denver. Let me know if you have questions.

Susan Powers, President

Urban Ventures, LLC

[1600 Wynkoop Street #200](#)

[Denver, Co. 80202](#)

303-446-0761

[www.urbanventuresllc.com](http://www.urbanventuresllc.com)



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**2420 W 14th\_Strong Denver.pdf**

331K

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

January 7th, 2025

John Inzina, President  
Strong Denver

Dear John,

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel, part of the larger Steam on the Platte development, is currently zoned C-MX-5 (Figure 1). We are proposing a rezoning of this property to C-MX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 2). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 3).

You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinitiate the rezoning process to realize the full potential of the site.

The proposed rezoning to C-MX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

We value the opportunity to engage with Strong Denver and hear your thoughts on this proposal. If you have any questions, concerns, or would like additional information, please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration. We look forward to collaborating with you as this process moves forward.

Sincerely,



Susan Powers, manager of 1401 Zuni Investments and President, Urban Ventures, LLC

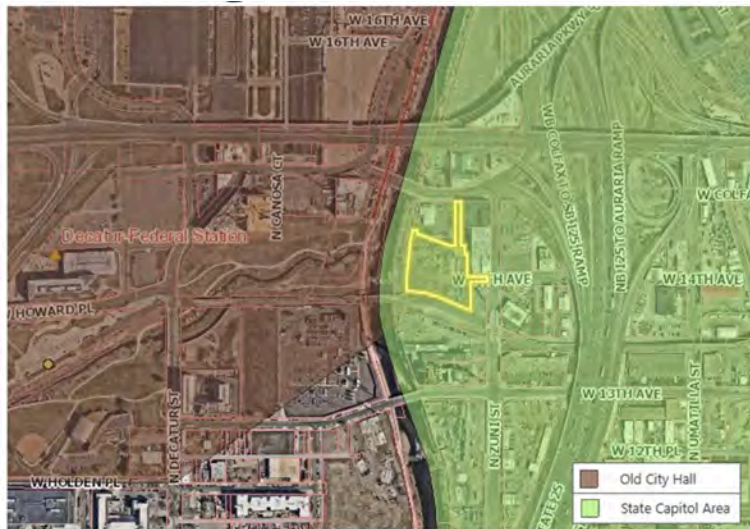
[illegible]

| Urban Center (C-) Neighborhood Context<br>Zone Districts |                               | Building Forms |             |        |              |           |              |            |           |                     |                       |         |                      |   |                         |  |           |
|--|-------------------------------|----------------|-------------|--------|--------------|-----------|--------------|------------|-----------|---------------------|-----------------------|---------|----------------------|---|-------------------------|--|-----------|
|  |                               | Suburban House | Urban House | Duplex | Tandem House | Row House | Garden Court | Town House | Apartment | Drive Thru Services | Drive Thru Restaurant | General | Cherry Creek General | Cherry Creek General - Small Lot on South Side of 3rd Ave | Cherry Creek Open Space | Cherry Creek Open Space - Small Lot on South Side of 3rd Ave | Shopfront |
| Max Number of Primary Structures per Zone Lot            |                               | No Maximum     |             |        |              |           |              |            |           |                     |                       |         |                      |   |                         |  |           |
| Residential Mixed Use (RX)                               | C-RX-5, -8, -12               |                |             |        |              |           |              | ■          |           |                     |                       | ■       |                      |   |                         |  |           |
| Mixed Use (MX)   | C-MX-3, -5, -8, -12, -16, -20 |                |             |        |              |           |              | ■          |           | □                   | □                     | ■       |                      |   |                         |  | ■         |
| Main Street (MS)   | C-MS-5, -8, -12               |                |             |        |              |           |              | ■          |           | □                   | □                     |         |                      |   |                         |  | ■         |
| Cherry Creek North (CCN)                                 | C-CCN-3, -4, -5               |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    | ■   | ■                       |  |           |
|  | C-CCN-7, -8, -12              |                |             |        |              |           |              |            |           |                     |                       | ■       |                      | ■   |                         |  |           |

■ = Allowed    □ = Allowed subject to geographic limitations



Figure 3.



**Maximum Allowable Building Height ≈**

- Old City Hall – 115 feet
- State Capitol – 250 feet

C-MX-8 has a maximum height of 110 feet or 150 feet with incentives





Mary Coddington &lt;mary@twelveinc.co&gt;

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**FW: Rezoning application**

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**Susan Powers** <susan@urbanventuresllc.com>  
To: "urbanventures@marycoddington.com" <urbanventures@marycoddington.com>

Thu, Jan 30, 2025 at 2:32 PM

From CEI/Mile High Station. Just for our records in case we need it.

Susan Powers, President  
Urban Ventures, LLC  
[1600 Wynkoop Street #200](#)  
[Denver, Co. 80202](#)  
303-446-0761  
[www.urbanventuresllc.com](http://www.urbanventuresllc.com)

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**From:** Aldo DelPiccolo <[aldo.dp@msn.com](mailto:aldo.dp@msn.com)>  
**Sent:** Thursday, January 30, 2025 2:08 PM  
**To:** Susan Powers <[susan@urbanventuresllc.com](mailto:susan@urbanventuresllc.com)>  
**Subject:** Re: Rezoning application

Susan, good to hear from you. Thanks for reaching out. Please let us know how we can best support you on your rezoning and best of luck with it. Seems like an automatic win.

Best,

Aldo DelPiccolo

---

**From:** Aldo DelPiccolo <[aldo.dp@msn.com](mailto:aldo.dp@msn.com)>  
**Sent:** Thursday, January 30, 2025 11:22 AM  
**To:** Aldo DelPiccolo <[ADelPiccolo@ceiconstructors.com](mailto:ADelPiccolo@ceiconstructors.com)>  
**Subject:** Fw: Rezoning application

Get [Outlook for iOS](#)

**From:** Susan Powers <[susan@urbanventuresllc.com](mailto:susan@urbanventuresllc.com)>

**Sent:** Thursday, January 30, 2025 9:19:12 AM

**To:** [aldo.dp@msn.com](mailto:aldo.dp@msn.com) <[aldo.dp@msn.com](mailto:aldo.dp@msn.com)>

**Subject:** Rezoning application

Hi Aldo – just wanted to let you know about rezoning for a smaller parcel south of the developed Steam on the Platte property that we are moving ahead with re: rezoning. Hope you are well.

Susan Powers, President

Urban Ventures, LLC

[1600 Wynkoop Street #200](#)

[Denver, Co. 80202](#)

303-446-0761

[www.urbanventuresllc.com](http://www.urbanventuresllc.com)

January 28, 2025

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Co. 80202

Dear Rhys:

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel (Figure 1.), part of the larger Steam on the Platte development, is currently zoned CMX-5 (Figure 2). We are proposing a rezoning of this property to CMX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 3). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 4).

We initiated a rezoning on this property two years ago, but decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinstate the rezoning process to realize the full potential of the site.

The proposed rezoning to CMX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

I value the opportunity to hear your thoughts on this proposal. If you have any questions, concerns, or would like additional information, please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration.

Sincerely,



Susan Powers  
susan@urbanventuresllc.com



Figure 1.

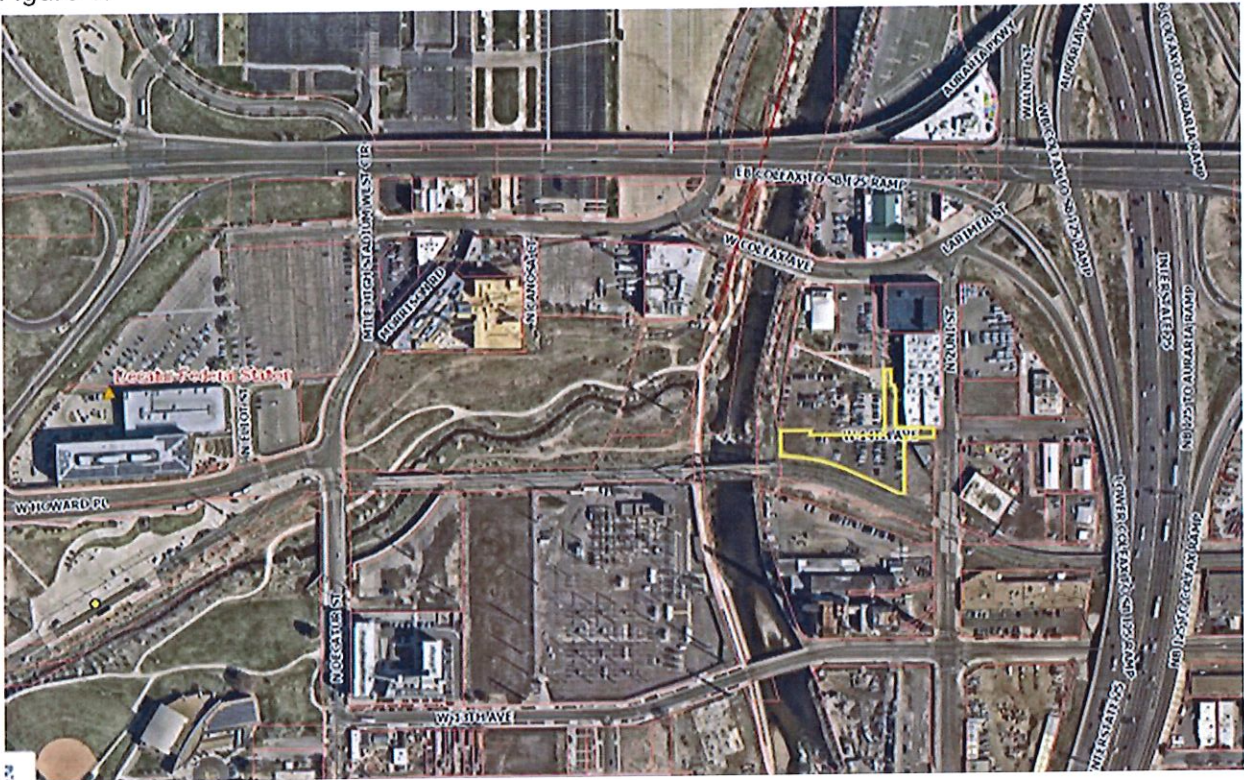


Figure 2.

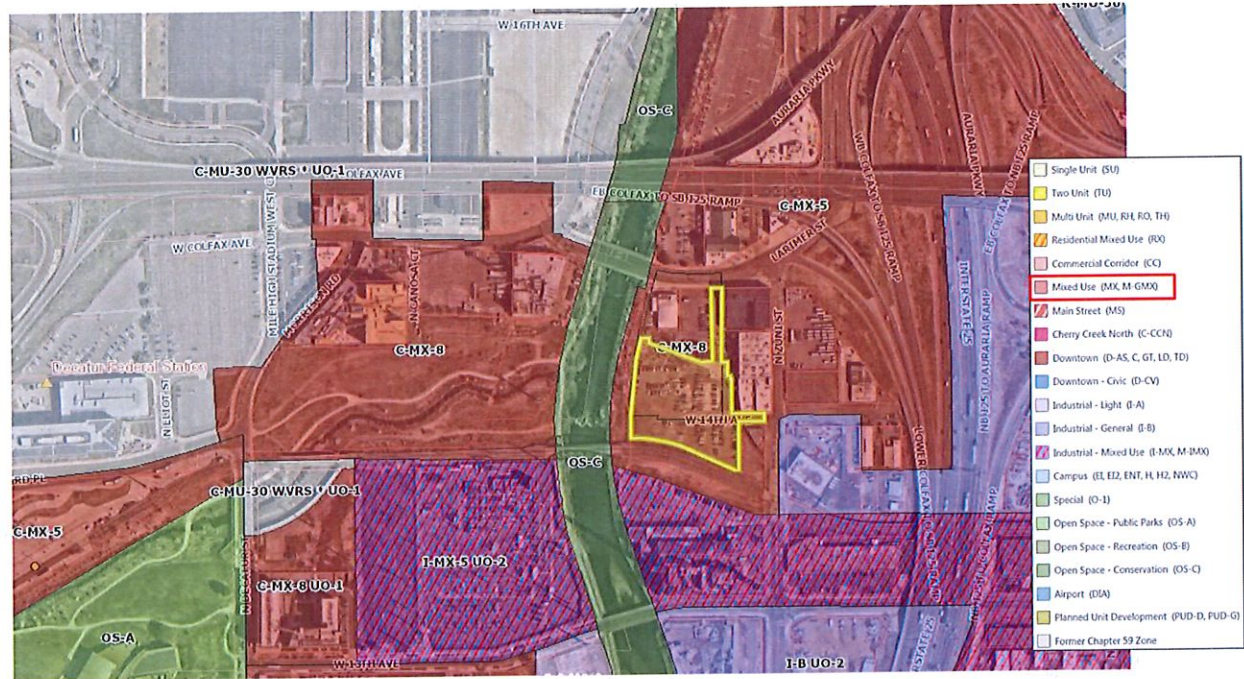


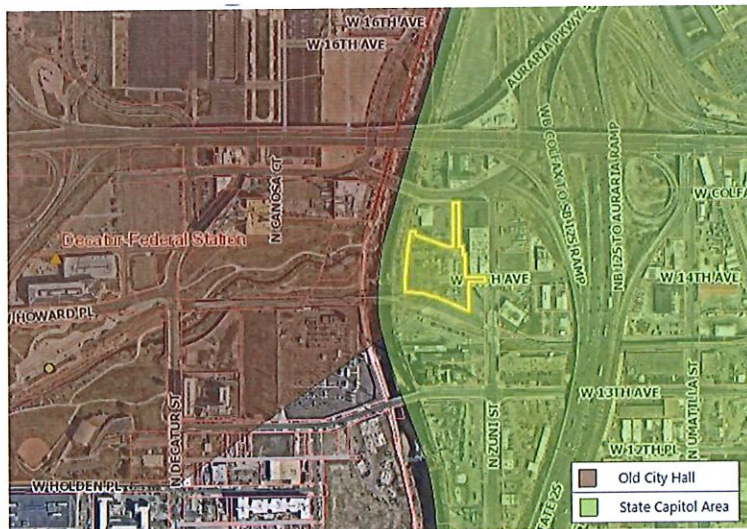
Figure 3.



| Urban Center (C-) Neighborhood Context Zone Districts |                               | Building Forms |             |        |              |           |              |            |           |                     |                       |         |                      |
|---|-------------------------------|----------------|-------------|--------|--------------|-----------|--------------|------------|-----------|---------------------|-----------------------|---------|----------------------|
|   |                               | Suburban House | Urban House | Duplex | Tandem House | Row House | Garden Court | Town House | Apartment | Drive Thru Services | Drive Thru Restaurant | General | Cherry Creek General |
| Max Number of Primary Structures per Zone Lot         |                               | No Maximum     |             |        |              |           |              |            |           |                     |                       |         |                      |
| Residential Mixed Use (RX)                            | C-RX-5, -8, -12               |                |             |        |              |           |              | ■          |           |                     |                       | ■       |                      |
| Mixed Use (MX)  | C-MX-3, -5, -8, -12, -16, -20 |                |             |        |              |           |              | ■          |           | □                   | □                     | ■       |                      |
| Main Street (MS)                                      | C-MS-5, -8, -12               |                |             |        |              |           |              | ■          |           | □                   | □                     |         |                      |
| Cherry Creek North (CCN)                              | C-CCN-3, -4, -5               |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    |
|   | C-CCN-7, -8, -12              |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    |

■ = Allowed   □ = Allowed subject to geographic limitations

Figure 4.



Maximum Allowable Building Height ≈

- Old City Hall – 115 feet
- State Capitol – 250 feet

C-MX-8 has a maximum height of 110 feet or 150 feet with incentives

January 30, 2025

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Co 80202

Kim Petit  
Mortenson Construction Company

Dear Kim:

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel (Figure 1.) is currently zoned CMX-5 (Figure 2) but is part of the larger Steam on the Platte development<sup>5</sup>. We are proposing a rezoning of this property to CMX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 3). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 4).

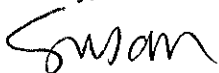
We initiated a rezoning on this property two years ago, but decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinitiate the rezoning process to realize the full potential of the site.

The proposed rezoning to CMX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

We value the opportunity to engage with you if you have any questions, concerns, or would like additional information. Please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration. We look forward to collaborating with you as this process moves forward.

Sincerely,



Susan Powers  
susan@urbanventuresllc.com



Figure 1.

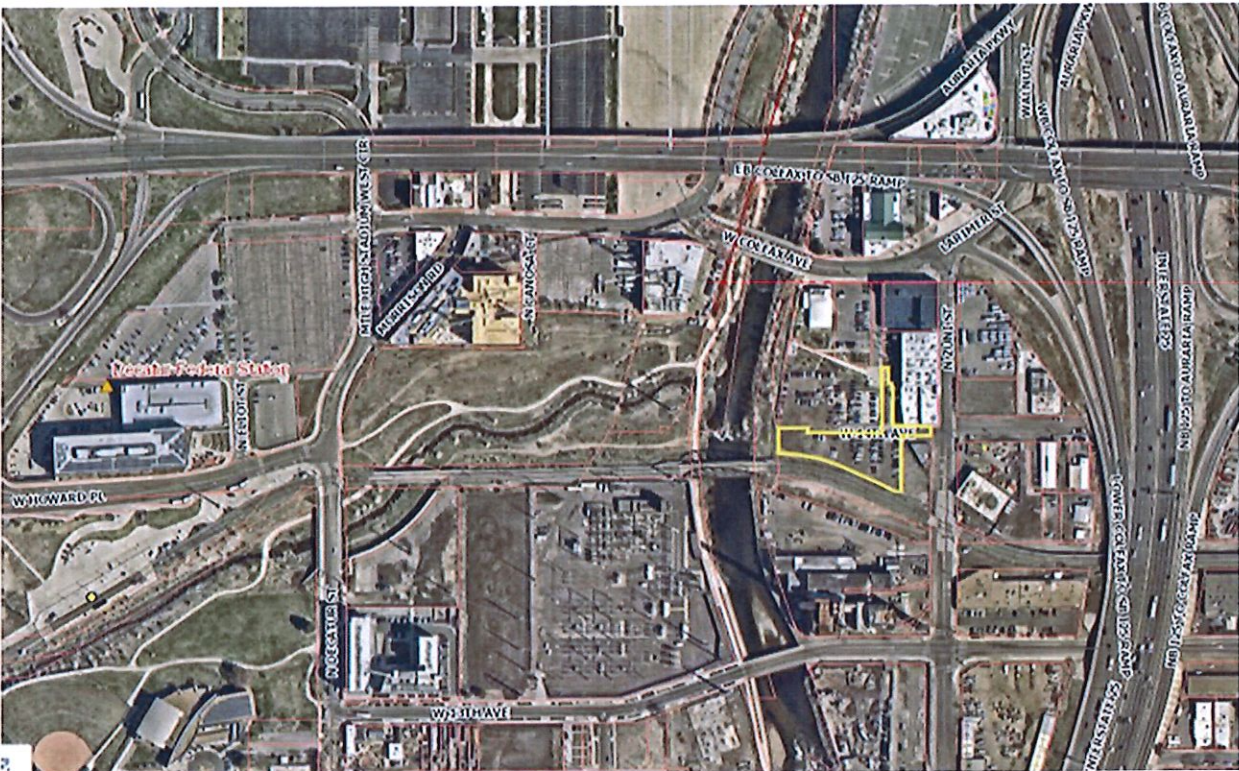


Figure 2.

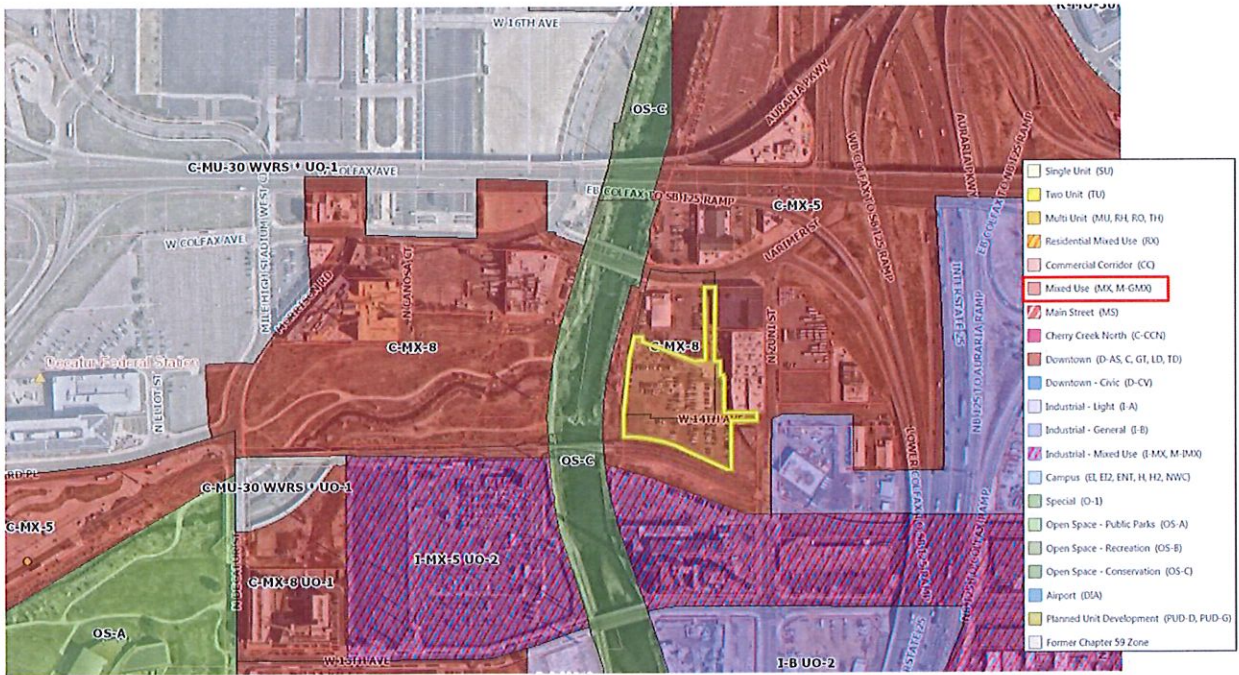


Figure 3.





January 28, 2025

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Colorado 80202

Jason Pratt, Director of Asset Management  
ACRAM Group

Dear Jason:

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel (Figure 1.), part of the larger Steam on the Platte development, is currently zoned CMX-5 (Figure 2). We are proposing a rezoning of this property to CMX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 3). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 4).

We initiated a rezoning on this property two years ago, but decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinitiate the rezoning process to realize the full potential of the site.

The proposed rezoning to CMX-8 will align the zoning of this parcel with the broader Steam on the Platte site, supporting a unified and thoughtfully designed development. We believe this change will enhance the property's contribution to the community and align with the area's long-term vision, including the goals for increasing affordable housing. As a part of the rezoning the developer will comply with the city's policy, Expanding Housing Affordability (EHA), and commit to 12% of the units being rented at affordable rates.

I value the opportunity to hear your thoughts on this proposal. If you have any questions, , please do not hesitate to reach out. Your input is important to ensuring the success of this project and its integration into the neighborhood.

Thank you for your time and consideration. We look forward to collaborating with you as this process moves forward.

Sincerely,



Susan Powers  
susan@urbanventuresllc.com



Figure 1.

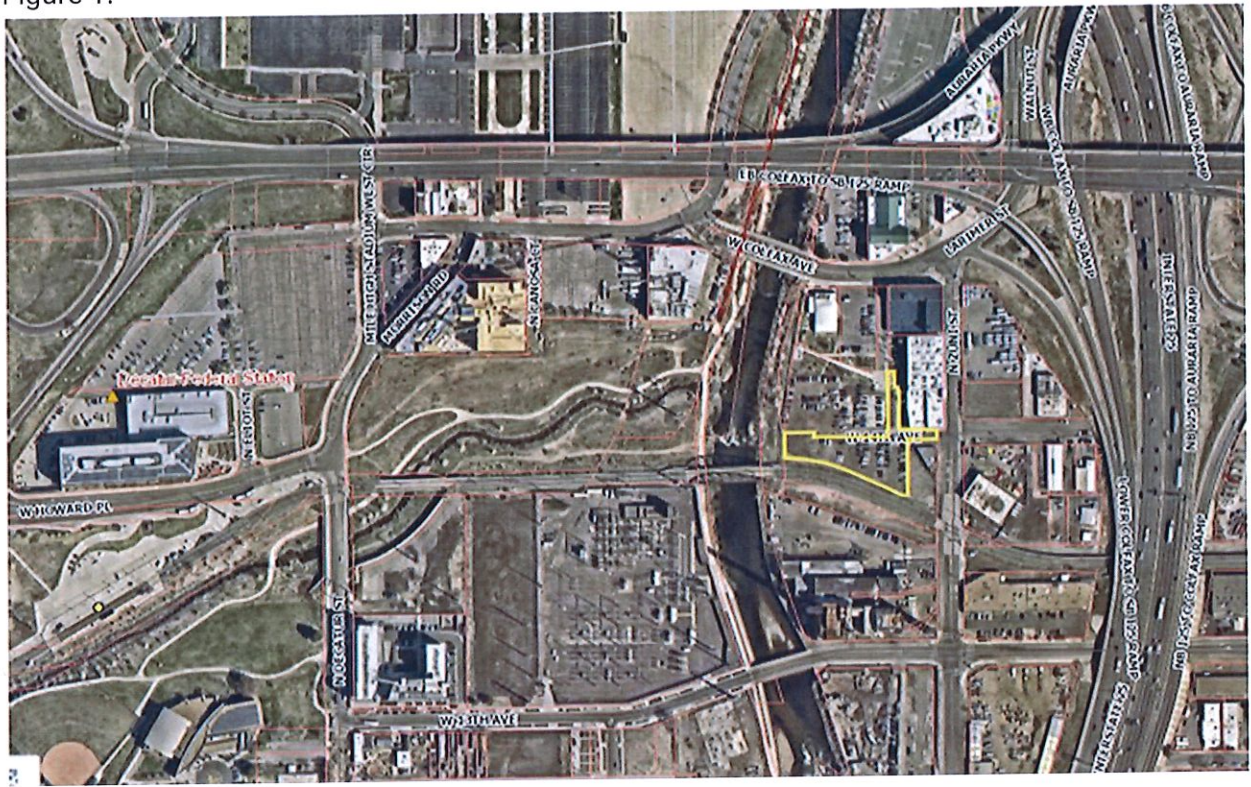


Figure 2.

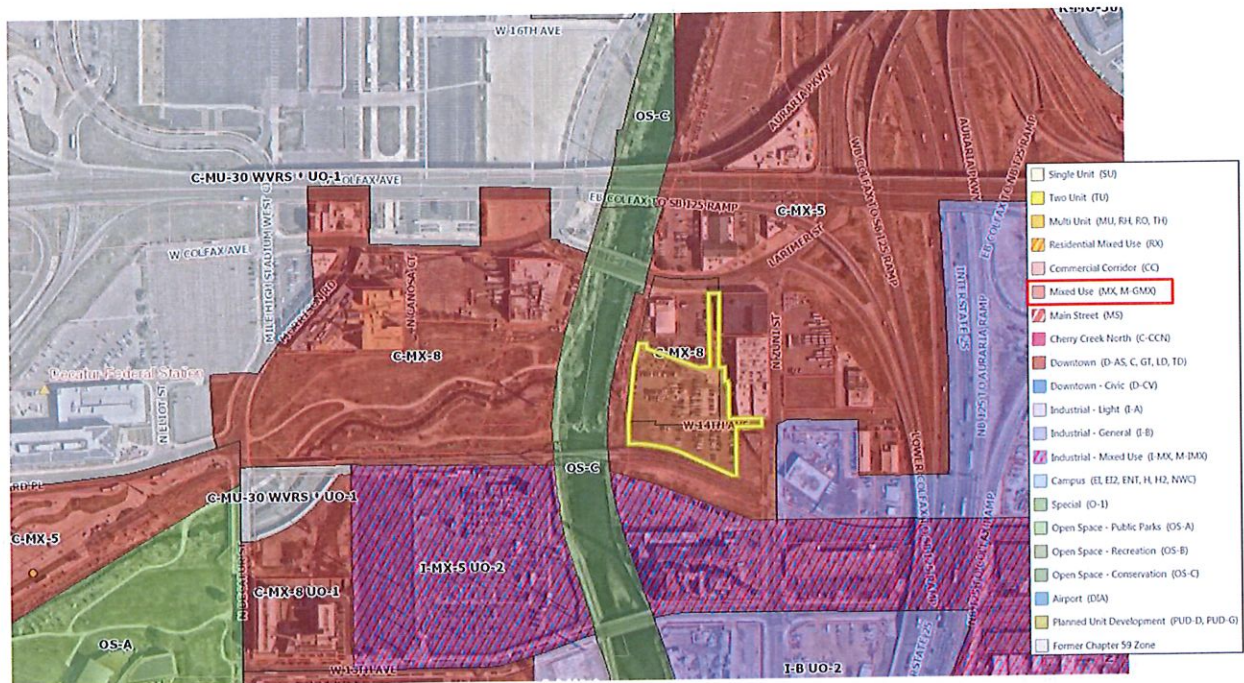


Figure 3.







January 28, 2025

1401 Zuni Investments, LLC  
1600 Wynkoop Street #200  
Denver, Co 80202

Susan Altes, Real Estate Director  
RTD

Dear Susan:

I am reaching out to provide an update regarding the property at 2420 W. 14th Avenue, located on the south side of vacated 14th Avenue and Zuni Street. This parcel (which we purchased from RTD) (Figure 1.) is part of the larger Steam on the Platte development and is currently zoned CMX-5 (Figure 2). We are proposing a rezoning of this property to CMX-8 to match the zoning of the adjacent parcels and allow for a cohesive build-out of the site. This change will not alter the allowed uses or general form on the property other than an increase in allowable height (Figure 3). The max height allowed will still be governed by the Old City Hall View Plane which limits height to 115 feet (Figure 4).

I recognize that half of the street that is in front of your remaining parcel is owned by RTD and it looks like it was rezoned to CMX-8 with the original Steam on the Platte rezoning, but I wanted to let you know that this rezoning for the balance of the properties is moving forward. Let me know if you have any questions.

Thank you for your time and consideration.

Sincerely,



Susan Powers  
susan@urbanventuresllc.com