



**TO:** South Platte River Committee  
**FROM:** Fritz Clauson, AICP, Associate City Planner  
**DATE:** June 18<sup>th</sup>, 2025  
**RE:** Official Zoning Map Amendment Application #2024I-00186

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the South Platte River Committee move Application #2024I-00186 forward for consideration by the full City Council.

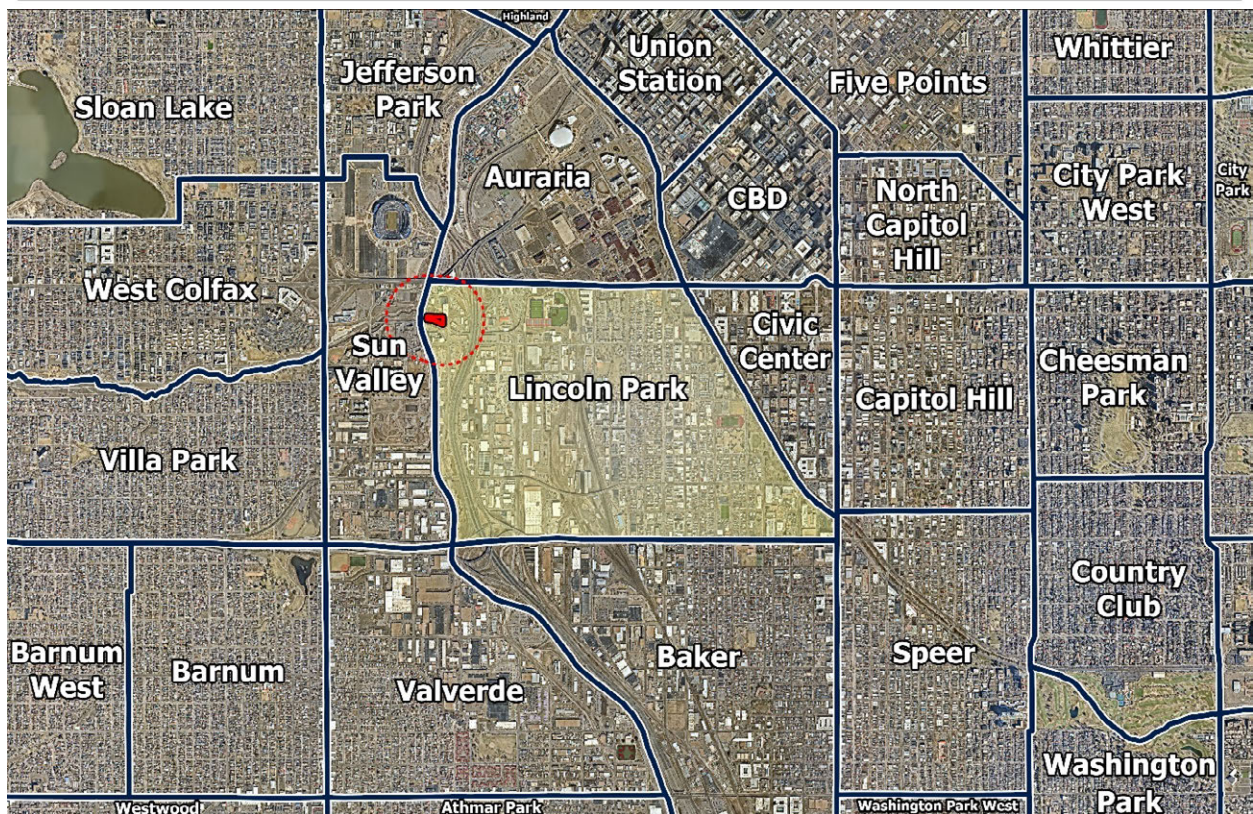
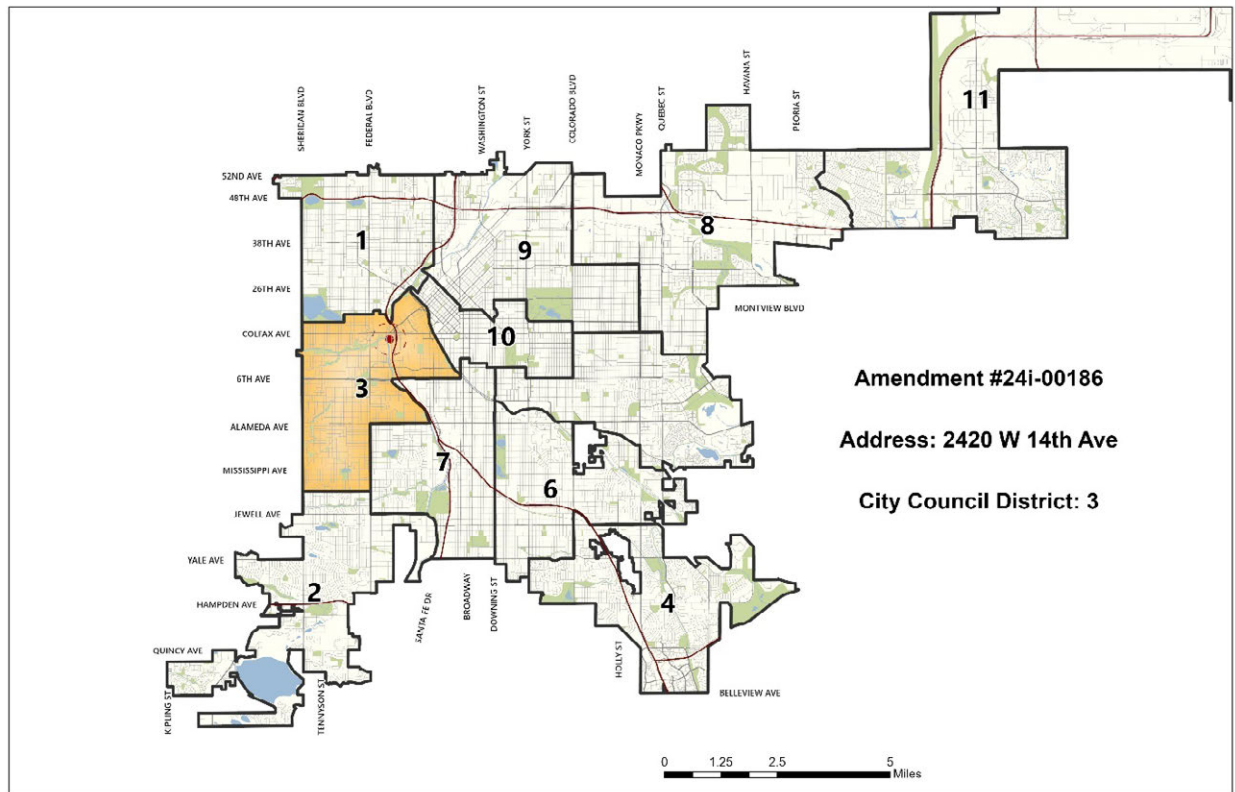
### Request for Rezoning

Address:	2420 West 14 <sup>th</sup> Avenue
Neighborhood/Council District:	Lincoln Park / Council District 3
RNOs:	La Alma / Lincoln Park Neighborhood Association, Sun Valley Community Coalition, Inter-Neighborhood Cooperation (INC)
Area of Property:	31,717 square feet or 0.73 acres
Current Zoning:	C-MX-5
Proposed Zoning:	C-MX-8
Property Owner(s):	1401 Zuni Investments, LLC
Owner Representative:	Susan Powers, Urban Ventures, LLC

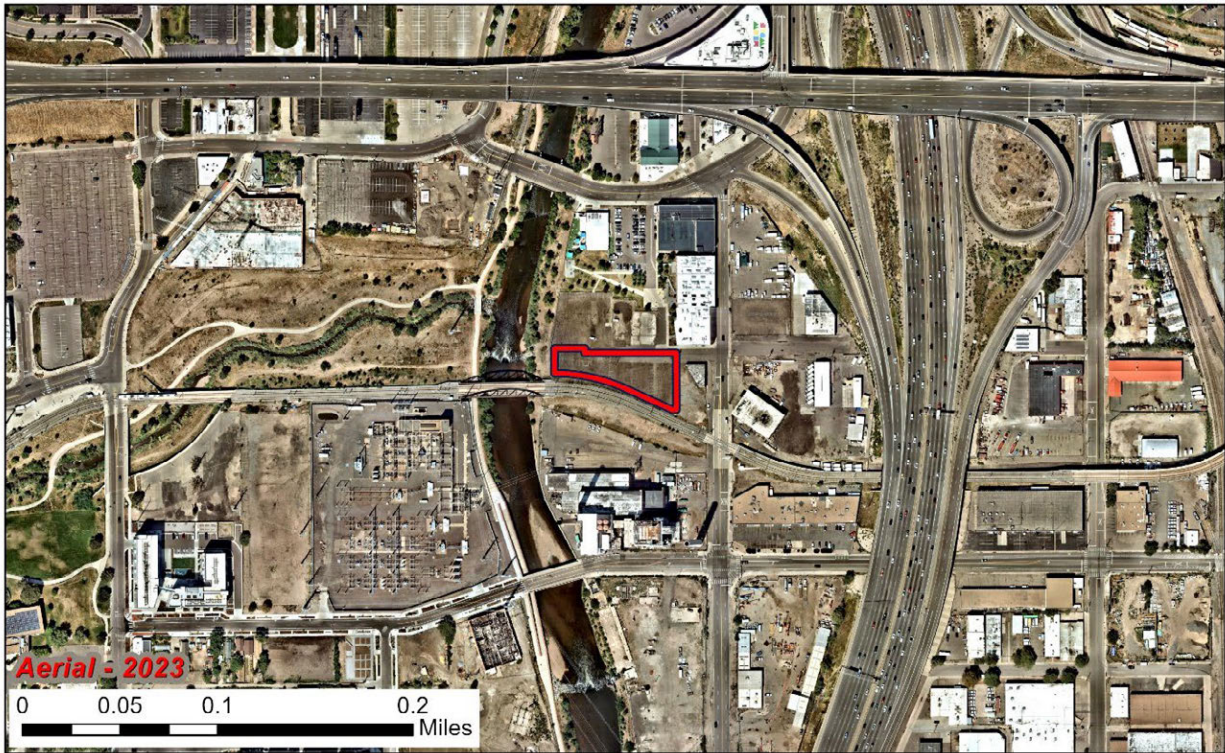
### Summary of Rezoning Request

- The proposed rezoning is in the Lincoln Park statistical neighborhood in Council District 3. It is located west of the intersection of W 14<sup>th</sup> Avenue and N Zuni Street, and is adjacent to the South Platte River corridor.
- The 0.73-acre portion of the property to be rezoned is vacant and currently used as a parking lot for the adjacent STEAM on the Platte development. The proposed rezoning is intended to facilitate a mixed use redevelopment, including market rate housing, income restricted housing, and commercial uses on the currently vacant areas of the property. The applicant, Urban Ventures, LLC, recently renovated buildings on the adjacent lot as part of the Steam on the Platte mixed use project. The northern part of the property was rezoned to C-MX-8 (application 2019I-00052), which was approved by City Council in 2019.
- The C-MX-8 (Urban Center, Mixed Use, 8-story) zone district allows a mix of uses and is intended for areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired.

## Existing Context





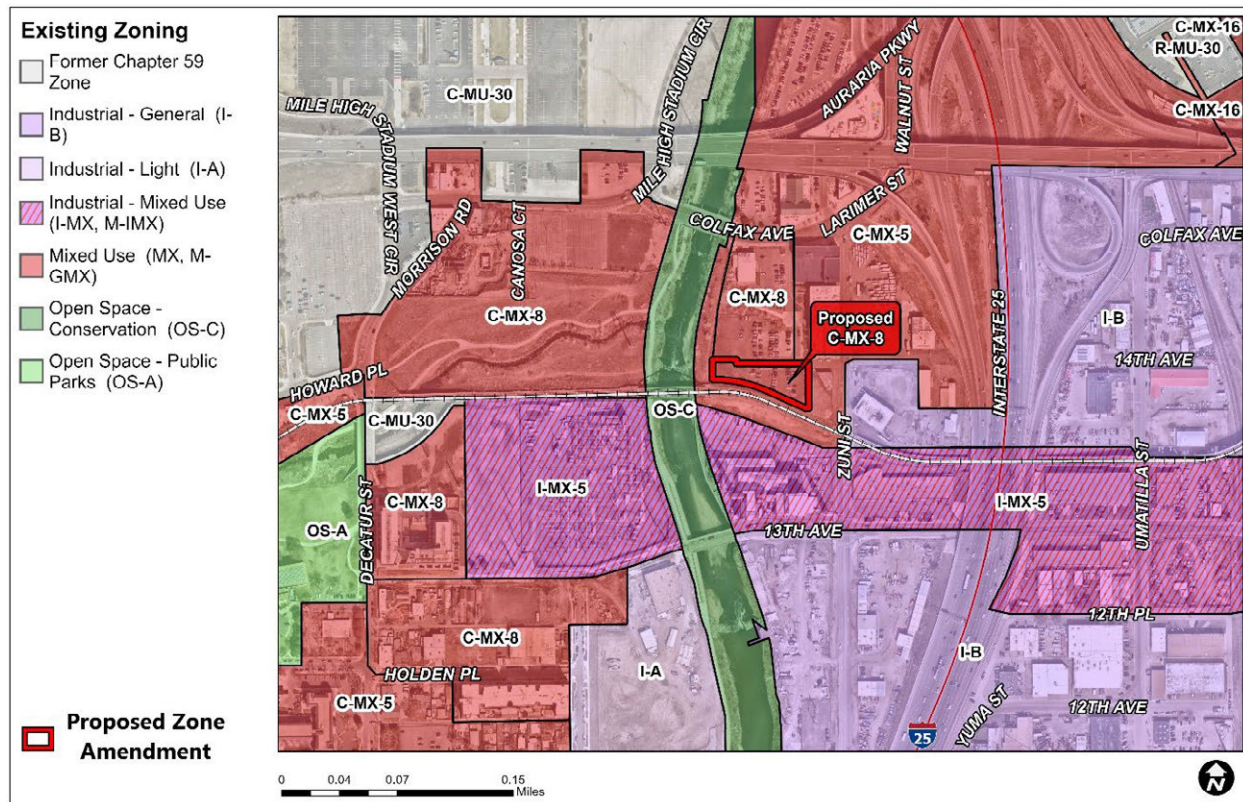


This area is primarily industrial in character and includes portions of the original street grid. Within a block of the site in all directions are major infrastructure corridors that interrupt the grid. To the immediate west is the South Platte River corridor and its intersection with Lakewood Gulch. To the north and east is the Colfax and I-25 interchange. To the south is the RTD W light rail corridor. Surface parking areas are prevalent in the area with some mixed use and industrial buildings that are predominantly 1-3 stories.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	C-MX-5	Industrial	Vacant	Immediate surroundings are part of the original street grid interrupted by Colfax Ave and I-25 interchange to east, South Platte River to west, and light rail tracks to the south.
North	C-MX-8	Parking	Vacant	
South	C-MX-5; I-MX-5	Transportation/Communications/Utilities (light rail tracks)	Light rail tracks; Xcel Energy industrial complex with 100'+ structure heights	
East	C-MX-5	Office, Commercial/Retail	1-story Structure	No alleys are present and vehicle access is off the street.
West	OS-C	Park/Open Space (South Platte River, Lakewood Gulch)	No Structures	

## 1. Existing Zoning



The current zoning on the site is C-MX-5 which stand for Urban Center-Mixed-Use 5-stories. The zone district allows for the Town House, General, and Shopfront building forms and allow building heights up to 5-stories or 70 feet, with additional height allowed with incentives. Because of the property's proximity to transit the Drive-thru building forms are not allowed. The C-MX zone districts allow for a diversity of commercial and residential uses with strong street activation. For additional details of the Urban Center zone districts, see DZC Section 7.2.

## 2. View Plane

Denver Revised Municipal Code (D.R.M.C.) Sections 10-59.5 and 10-61 establish the Old City Hall and State Capitol Area mountain view planes that apply to the subject site. The view planes set forth a maximum height based on elevation and distance from the origin point. For the subject site the maximum height under the Old City Hall view plane is approximately 112 feet, and 149 feet under the State Capitol Area view plane. The proposed C-MX-8 zone district has a maximum building height of 110 feet, which does not conflict with the view plane height restrictions.

## 3. Decatur Federal General Development Plan (GDP)

The subject site is in the Decatur Federal GDP boundaries. This GDP was approved in 2014 following the 2013 adoption of the Decatur Federal Station Area Plan. The GDP establishes conceptual land use, transportation, open space, and other infrastructure systems for most of the station area plan boundaries (210 acres). The GDP is more granular than the station area plan but does not act as an

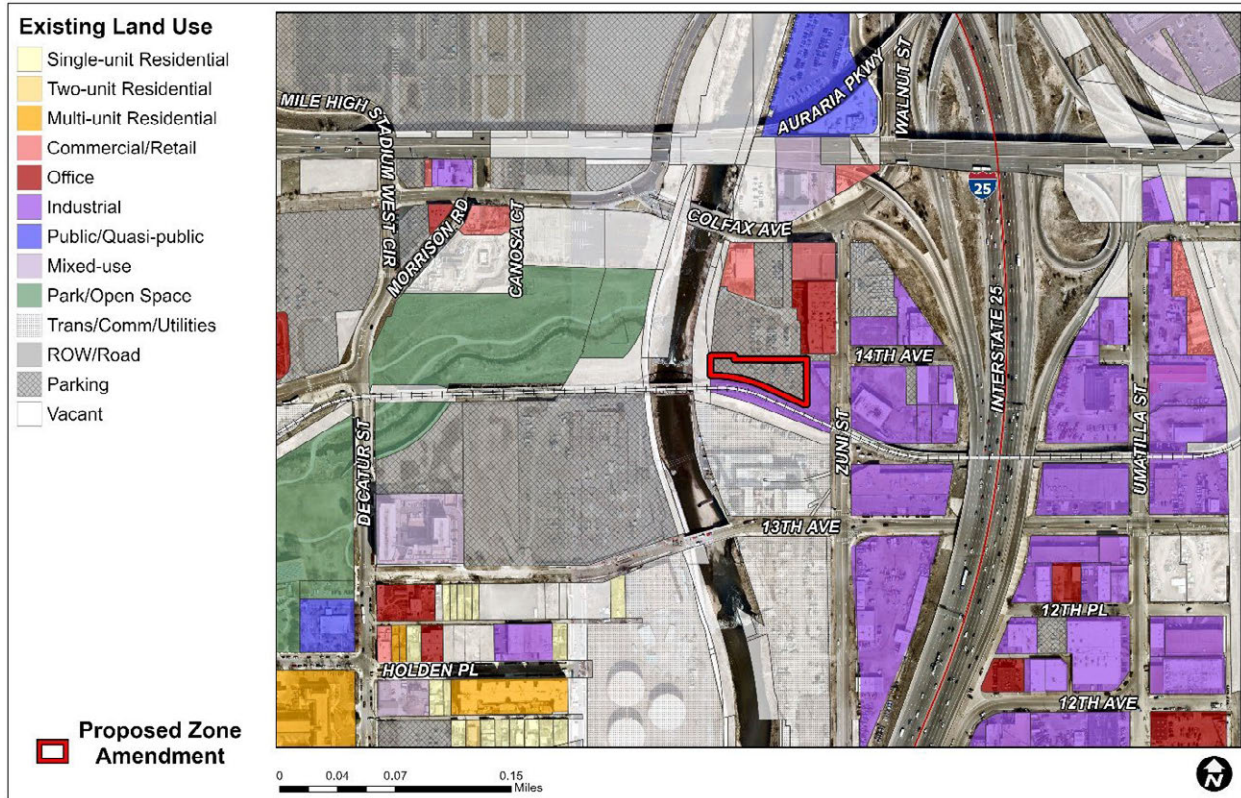


approved site plan or establish any zoning. The GDP does not establish any specific concepts or requirements for the subject site related to land use or building heights and the GDP specifically states that a rezoning does not in itself mandate a GDP amendment (Sheet #4, Note #1). The proposed rezoning is consistent with the goals and concepts in the GDP. Therefore, no GDP amendment is required for the proposed rezoning.

#### 4. Affordable Housing Agreement

To address housing needs in this area, the applicant has worked with Denver's Department of Housing Stability (HOST) to develop and approve an affordable housing agreement covering the entire property, including the current portion proposed for rezoning by this application, and the portion previously rezoned to C-MX-8 (2060 West Colfax Avenue). The agreement stipulates that 12 percent of the total dwelling units to be developed shall be restricted to households earning 60 percent of Area Median Income or below.

#### 5. Existing Land Use Map



## 6. Existing Building Form and Scale



View of portion of property to be rezoned, looking south from northern portion of property.



View of portion of property to be rezoned, looking northeast from southwest corner of property.





View of properties to the east along Zuni Street, looking north.



View of properties to the south (including Xcel Zuni Power Station), looking southwest from Zuni Street.



View of South Platte River and properties to the west, looking northwest from river.

### Proposed Zoning

The requested C-MX-8 zone district which stand for Urban Center-Mixed-Use 8-stories, allows for the Town House, General, and Shopfront building forms. The Town House building form allows buildings up to 5-stories or 70 feet. The General and Shopfront building forms allow building heights of 8-stories or 110 feet, with additional height allowed with incentives. Because of the property's proximity to transit the Drive-thru building forms are not allowed. The C-MX zone districts allow for a diversity of commercial and residential uses with strong street activation. For additional details of the Urban Center zone districts, see DZC Section 7.2.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below. The only difference between the existing and proposed zone districts are for building height.

Design Standards	C-MX-5 (Existing)	C-MX-8 (Proposed)
Primary Building Forms Allowed	Town House, Drive Thru Services*, Drive Thru Restaurant*, General, Shopfront	Town House, Drive Thru Services*, Drive Thru Restaurant*, General, Shopfront
Height in Stories/Feet (max)	5/45'-70'**	5-8**/45'-110'**
Primary Build-To Percentages (min)	50-75%**	50-75%**
Primary Build-To Ranges	0'-10' to 5'-15'**	0'-10' to 5'-15'**
Minimum Zone Lot Size/Width	N/A	N/A
Primary Setbacks (min)	0'-10'**	0'-10'**
Building Coverages	N/A	N/A

\*Building form not allowed within a ¼ mile of a transit station platform. The subject site is approximately 0.3 miles from two transit station platforms.

\*\*Standard varies between building forms.



### Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No response.

**Asset Management:** Approved – No comment.

**Denver Public Schools:** Approved – No response.

**Department of Public Health and Environment:** Approved - No Comments

**Denver Parks and Recreation:** Approved – No response.

**Department of Transportation and Infrastructure – R.O.W.- City Surveyor:** Approved – No Comments

**Development Services – Project Coordination:** Approve Rezoning Only - Will require additional information at Site Plan Review

**Development Services - Fire Protection:** Approve Rezoning Only - Will require additional information at Site Plan Review

**Development Services – Transportation:** Approved – No Response

**Development Services- Wastewater:** Approved - See Comments Below

There is no objection to the rezone, however applicant should be under notice that DOTI will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study is required. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning.

## Public Review Process

	Date
Receipt of Complete Application - CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners and tenants within 10 days of application deemed complete:	<b>3/25/2025</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>5/19/2025</b>
Planning Board public hearing:	<b>6/4/2025</b>
CPD written notice of the South Platte River Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>6/11/2025</b>
South Platte River Committee of the City Council:	<b>6/25/2025</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>7/14/2025</b>
<b>City Council Public Hearing:</b>	<b>8/4/2025 (tentative)</b>

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has received comment letters in support from the La Alma-Lincoln Park Neighborhood Association (LPNA) and the Sun Valley Community Coalition (SVCC).
- **Other Public Comment**
  - To date, staff has not received any comments regarding the proposed rezoning.



## Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in Denver Zoning Code Section 12.4.10.7, as follows:

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

### 1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Decatur Federal Station Area Plan (2013)*
- *La Alma/Lincoln Park Neighborhood Plan (2010)*

#### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, which are organized by vision element.

##### *Equitable, Affordable and Inclusive Vision Element*

The proposed rezoning would allow for mixed-use development, including an increase in allowed housing density, within approximately 0.3 miles of the Decatur Federal and Mile High Stations that provide service for the W light rail line. It is therefore consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 2 Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

##### *Strong and Authentic Neighborhoods Vision Element*

The proposed rezoning would enable mixed-use infill development at a location where services and infrastructure are already in place. The site is near two light rail stations and is well connected to the city's off-street mobility network with adjacency to the South Platte River corridor. The proposed C-MX-8 zoning would allow for a broad variety of uses including housing, retail services, and employment near transit, and it is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34) *vibrant, mixed-use centers and corridors* (p. 34).

### *Environmentally Resilient Vision Element*

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

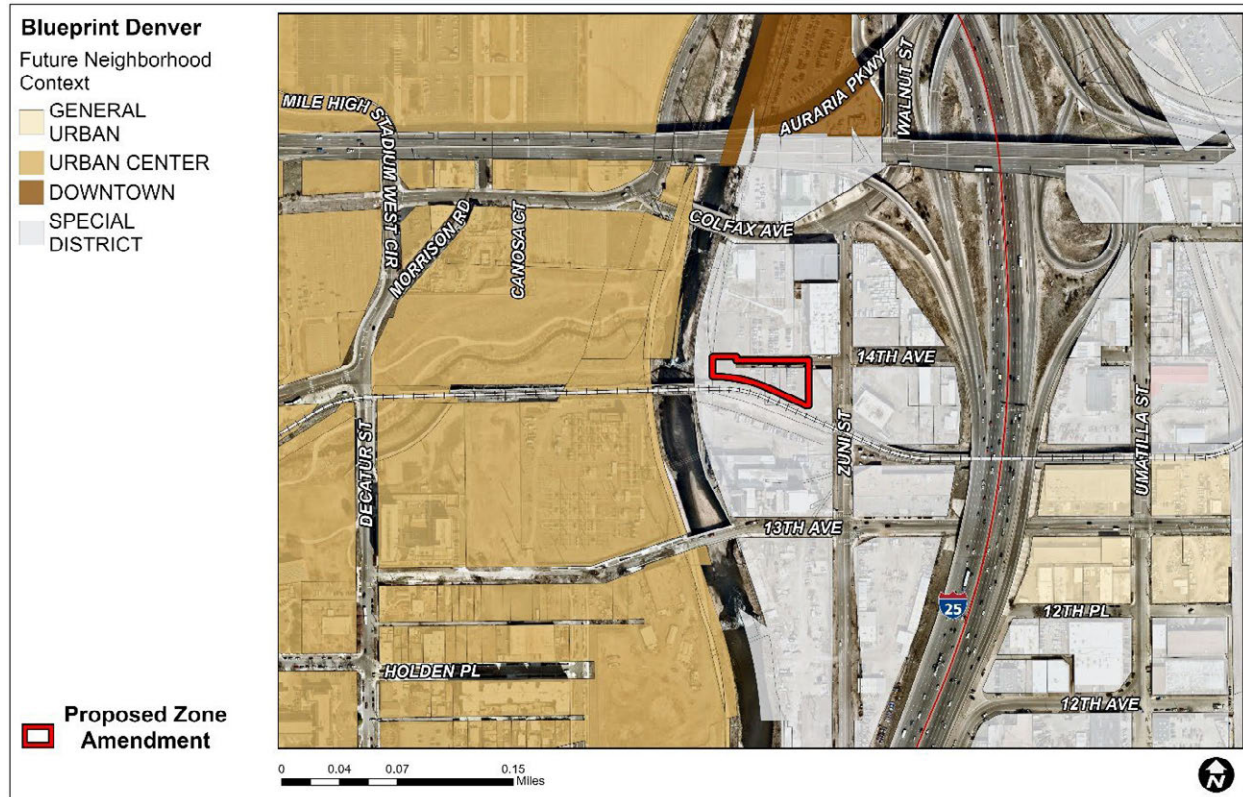
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p.54).
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high- and medium-capacity transit corridors* (p. 54).

The requested map amendment will enable mixed-use development at an infill location where services and infrastructure are already in place. The requested C-MX-8 zone district broadens the variety of uses allowing residents to live, work and play in an area well served by transportation mobility options. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

### **Blueprint Denver**

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of an Innovation Flex future place within the Districts Context and provides guidance from the future growth strategy for the city.

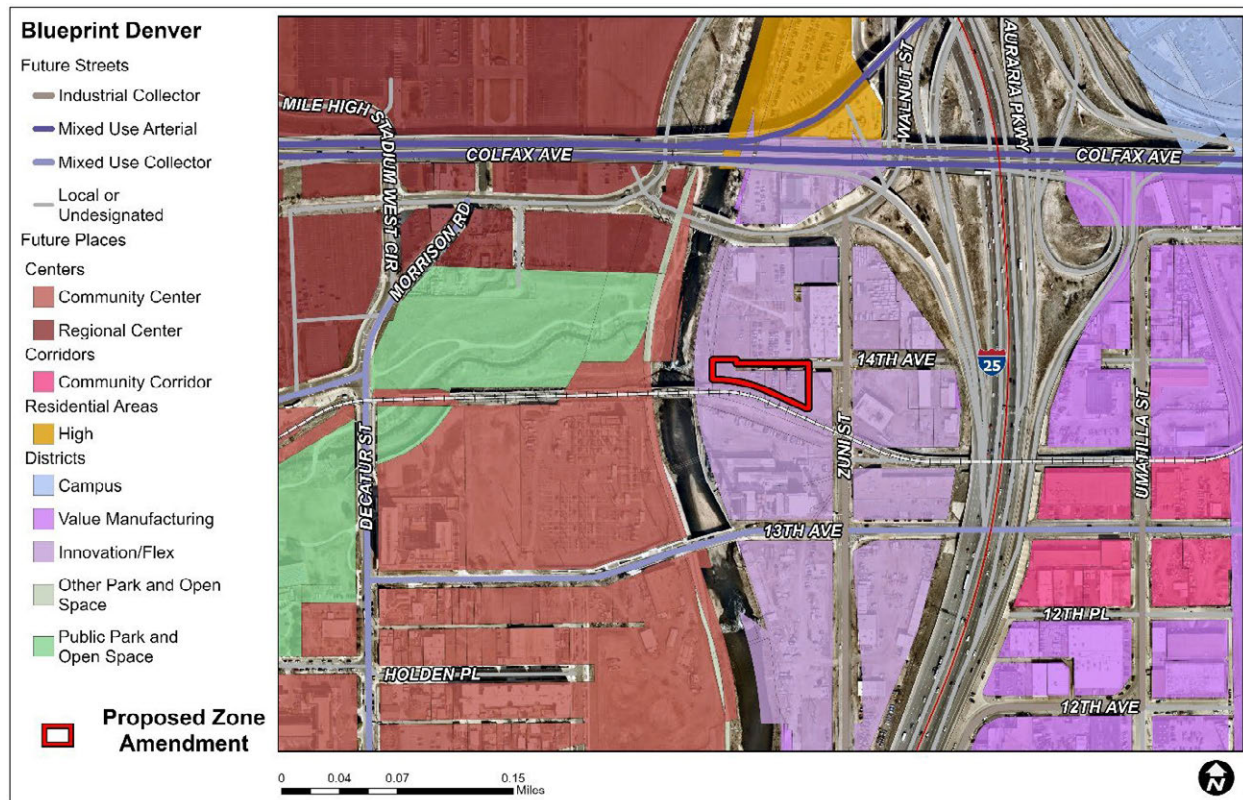
### **Blueprint Denver Future Neighborhood Context**



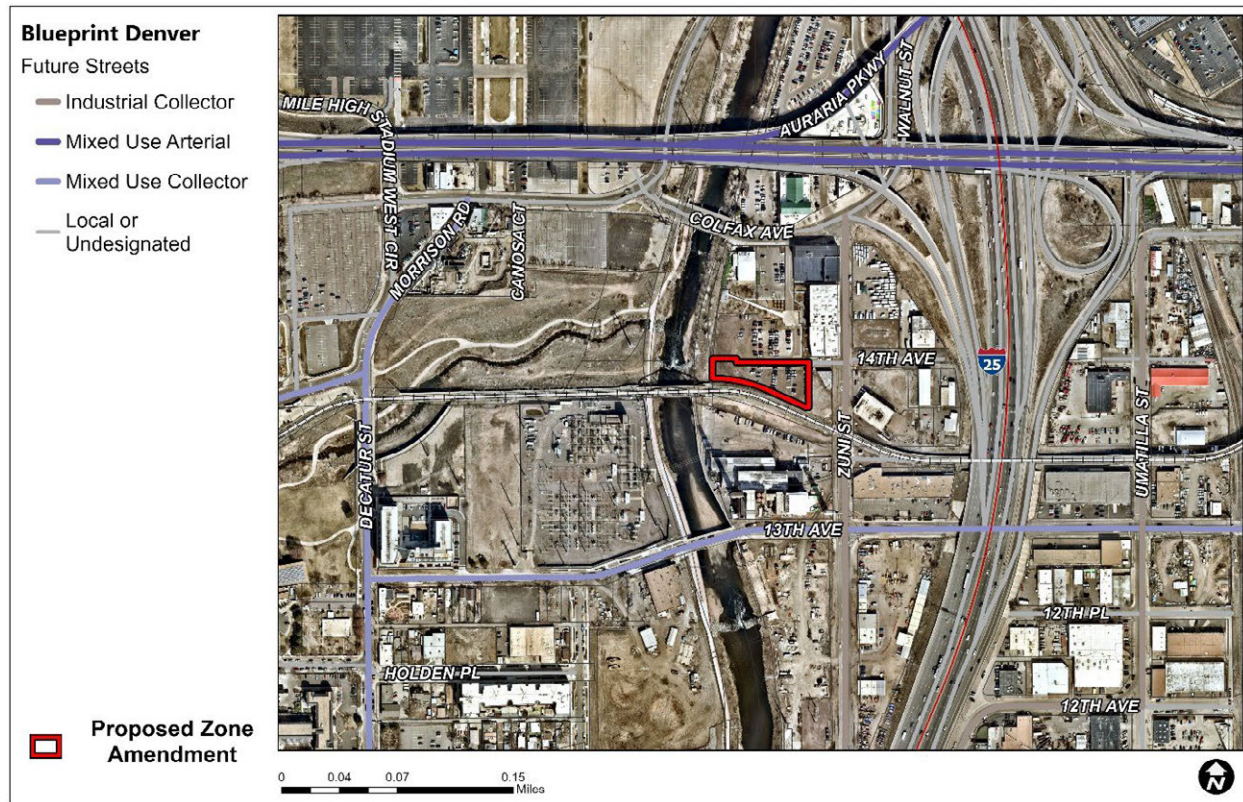


In Blueprint Denver, future neighborhood contexts are used to help understand differences in things like land use and built form and mobility options at a higher scale, between neighborhoods. Small area plans provide more certain guidance on topics including building heights (p. 67). The subject property is within the Districts neighborhood context. The Districts contexts “are contexts with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas. They can be mixed-use and offer a diverse range of amenities and complementary services to support the district’s purpose” (p. 280). The District context “varies greatly by place and use” (p. 137). The proposed C-MX-8 zone district is part of the Denver Zoning Code Urban Center Context and is intended to “promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge”, and “to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods.” (DZC Section 7.2.2.1)

### **Blueprint Denver Future Places**



The future places map shows which place description(s) should be used to evaluate the appropriateness of the proposed zone district (p. 67). The subject property is mapped as Innovation Flex in the Future Places Map. These areas are part of the grouping of Manufacturing Districts that also includes the Heavy Production and Value Manufacturing place types. The Innovation Flex areas “serve the purpose of craft/maker space, high-tech design and manufacturing with a mix of employment and residential” (p. 285). Buildings in this context vary greatly in scale, and “should orient to the street and contain pedestrian friendly features such as street level transparency” (p. 285).

**Street Types**

Street types help inform the “appropriateness of the intensity of adjacent development” (p. 67). The two streets that provide direct access to the subject site are Old West Colfax Avenue and West 14<sup>th</sup> Avenue, both of which are classified as Local streets. “Local streets provide the lowest degree of through travel but the highest degree of property access” (p.161). The use and built form characteristics of Local streets are described as, “Local streets can vary in their land uses and are found in all neighborhood contexts, however are most often characterized by residential uses” (p.161).

Within one block, the subject site is also served by Zuni Street which is an Industrial Collector, and southbound access to Interstate 25. For Industrial streets, “adequate sidewalk space is provided, but driveway access is provided more frequently and streets may be wider to accommodate the movement of goods” (p. 161). The use and built form characteristics of Industrial streets are described as, “Industrial streets are characterized by manufacturing but may contain other uses. Buildings are generally low-rise and may be setback to accommodate site specific needs.” (p.161).



### **Blueprint Denver Growth Strategy**



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject site has the Districts classification. Districts are anticipated to see around 15% of new employment growth and 5% of new housing growth by 2040 (p. 51). Districts provide "higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver's future housing stock" (p. 49). "Districts add a broad range of job opportunities" (p. 49).

### **Blueprint Denver Strategies**

*Blueprint Denver* also includes narrative goals to help further the city's land use goals. This rezoning helps achieve a number of those goals including:

- Land Use & Built Form: General
  - Policy 1, Strategy A – Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas (p. 72).
- Land Use & Built Form, Housing
  - Policy 6, Strategy A – Incentivize affordable housing through zoning, especially in regional centers (p. 85).
  - Policy 8, Strategy A – Capture 80% of new housing growth in designated areas including innovation/flex districts. Align high-density residential areas near regional centers to support housing growth near major job centers.



- Land Use & Built Form: Economics
  - Policy 1 – Capture 90 percent of job growth in regional centers, community centers and corridors, certain districts and high-intensity residential areas in downtown and urban center contexts (p. 90).
  - Policy 3 – Strategy D: Within innovation/flex districts, enable housing and other uses to complement manufacturing. Promote urban, pedestrian-friendly building forms that are appropriate for vibrant, mixed-use districts.

### **Climate**

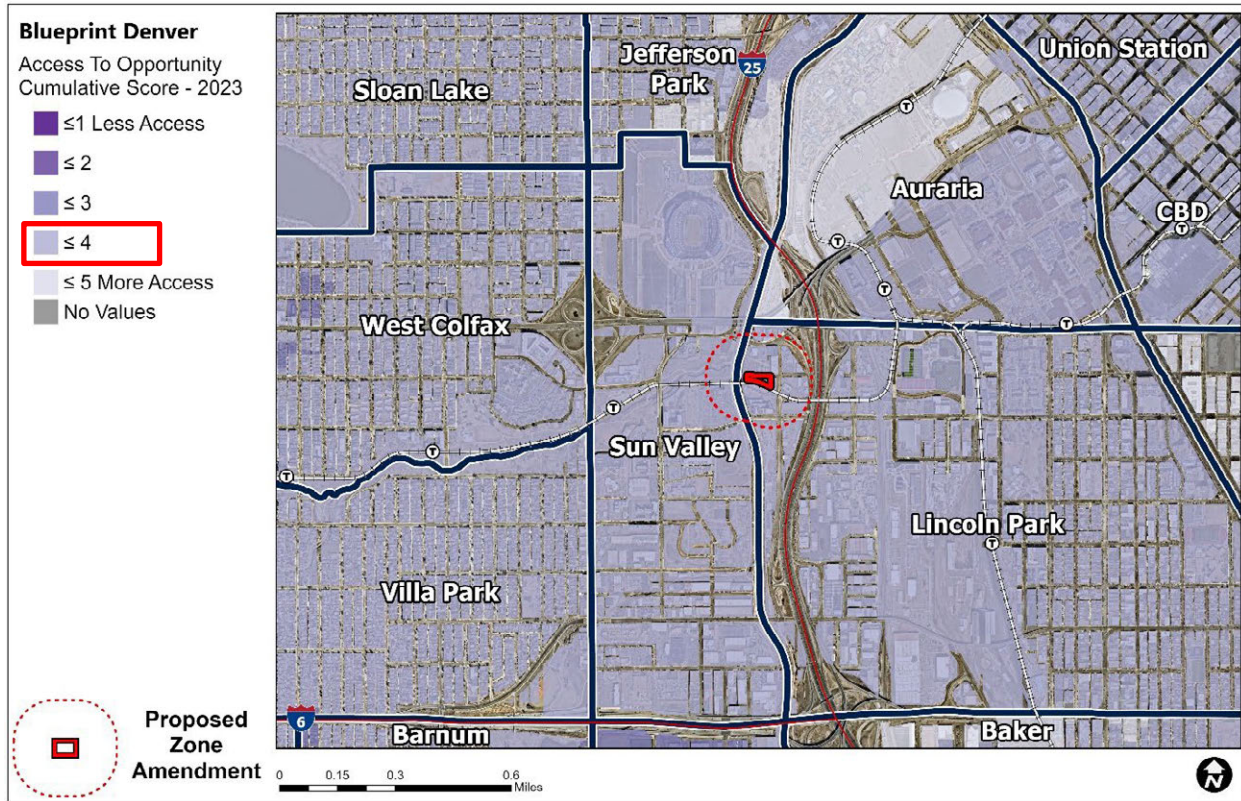
This rezoning supports the city's goals to reduce climate impacts by enabling additional housing on a vacant lot where infrastructure already exists. Because many transportation options are available these areas are less auto dependent, which can reduce greenhouse gas emissions from transportation. Also, multi-unit buildings, if constructed on this site, are more energy efficient than low density residential development types. This energy efficiency will advance Denver's goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate.

### **Equity**

*Blueprint Denver* contains numerous strategies to capture new housing growth in transit-rich Regional Centers such as the subject site (pp. 72, 85, and 86). *Blueprint Denver* recommends capturing about 90 percent of new job growth in Regional Centers and other districts, including innovation/flex areas (pp. 90, 92, and 93). This is achieved through the implementation of our plan guidance to allow mixed-use residential, office, and commercial at this site.

*Blueprint Denver* contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that help inform implementation actions through large rezonings along with other implementation actions. Given the size of the subject site an equity analysis was conducted at the pre-application stage and is included in this staff report.

## I. Access to Opportunity

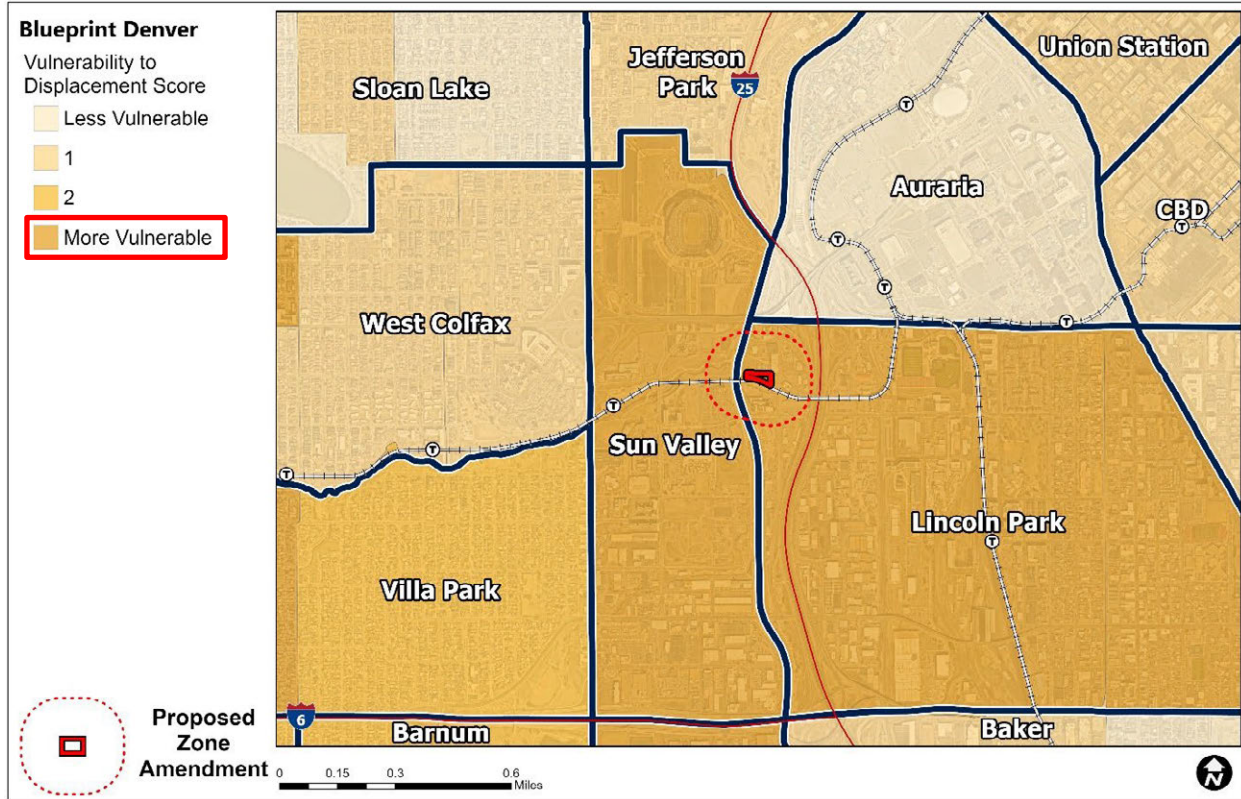


The subject property is in an area with moderate-to-high access to opportunity (average score 3.78 out of 5). The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver's Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city. These scores are related to access to fresh foods and increased child obesity.

The proposed district will allow for a mix of uses, thereby increasing the opportunity for access to retail, housing and services. The applicant has stated an intention to create affordable housing opportunities, which could bring new residents of diverse incomes into a neighborhood with good access to opportunity.



## II. Vulnerability to Involuntary Displacement

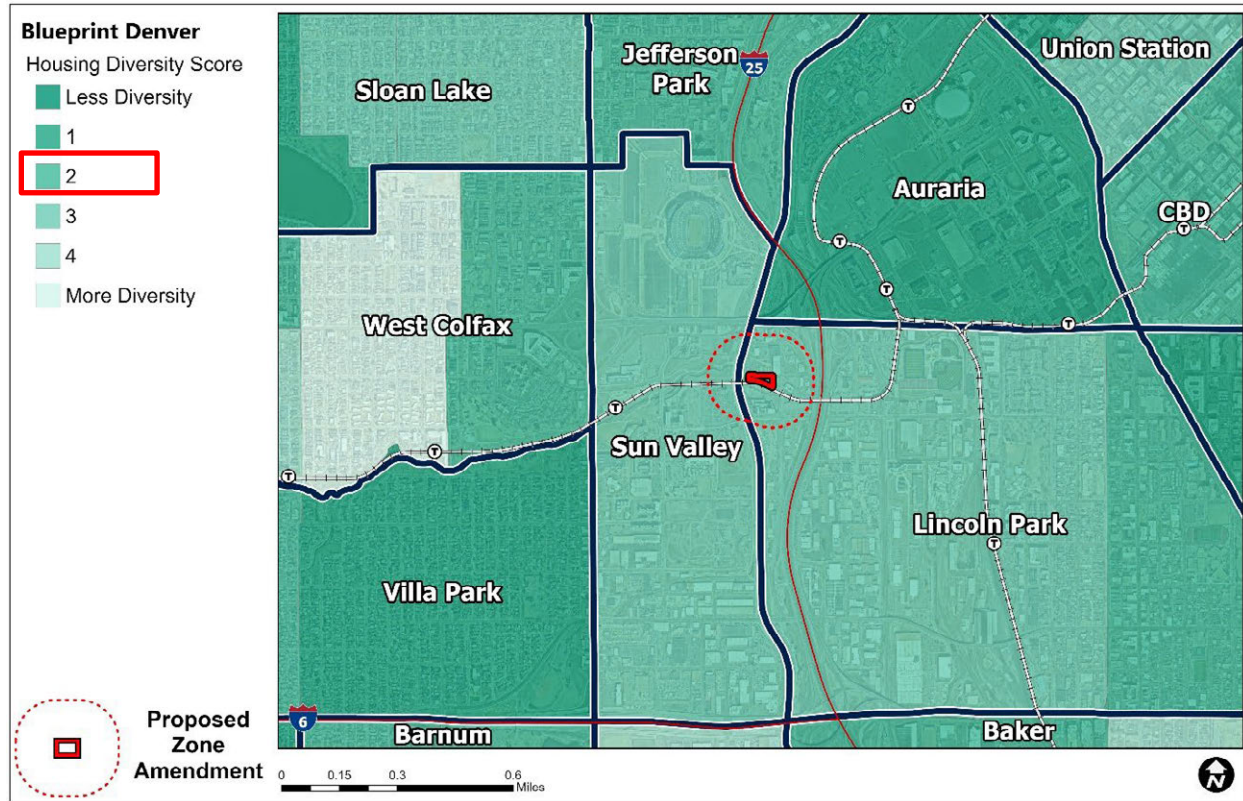


The subject property is in an area that has high vulnerability to involuntary displacement. The basis for measuring vulnerability to involuntary displacement is through the vulnerability to displacement index developed by Denver's Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. The subject area scored as vulnerable to displacement in all three categories.

The proposed district will allow for a mix of uses, including multi-unit residential, which will increase housing opportunities in the area. The applicant has an approved affordable housing agreement covering the entire property (portion to be rezoned and portion to the north), with the intent of creating both market rate and income restricted housing units on the property.

### III. Expanding Housing and Jobs Diversity

#### Housing Diversity

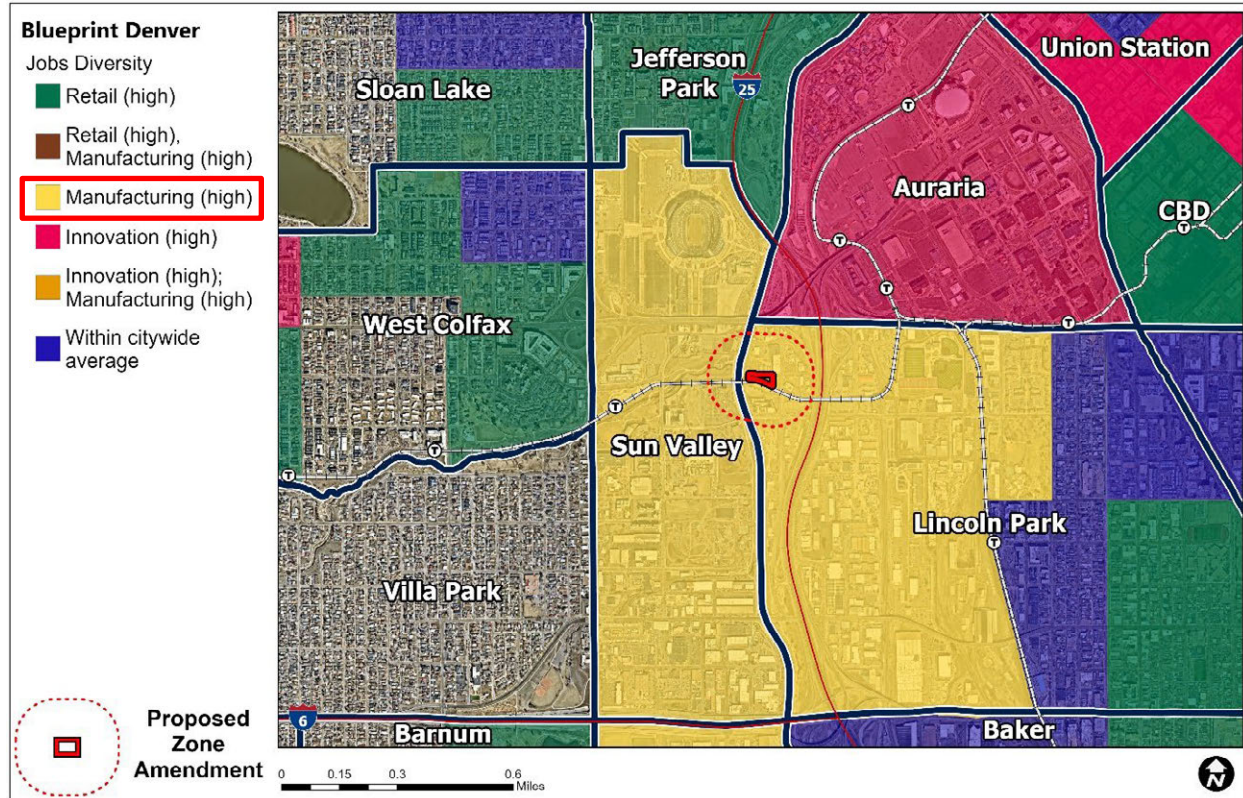


The subject property is in an area that has a moderate housing diversity (2 out of 5). The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units. The subject area is not diverse in terms of owners to renters and housing cost. In areas with any level of housing diversity it is important to increase the number of affordable housing units alongside natural growth in market-rate housing and provide programs for individuals to access these units.

The proposed district will allow for a mix of uses, including multi-unit residential, which will increase housing opportunities in the area. The applicant has an approved affordable housing agreement covering the entire property (portion to be rezoned and portion to the north), with the intent of creating both market rate and income restricted housing units on the property.



### Jobs Diversity



The map above shows the mix of jobs in areas of the city (dominant industry depicted by color) with a greater emphasis on manufacturing jobs in this area of Lincoln Park. The site is adjacent to areas of high concentration of manufacturing and innovation jobs.

The proposed district could enable residents with different incomes and education levels to live in a neighborhood with greater access to a variety of jobs and lead to wealth-building opportunities. The proposed zone district also allows for a mix of uses, including office and retails, that provide the opportunity to contribute to diversifying jobs in the area.

### Consistency with Blueprint Denver

The proposed rezoning is consistent with Blueprint Denver for the following reasons:

- The proposed C-MX-8 zone district allows a wide and diverse range of uses, including residential, office, retail, and some light manufacturing uses commonly associated with craft/maker space and design. For example, the C-MX-8 zone district allows Commercial Food Preparation and Sales, research laboratories, commercial services and repair, and custom manufacturing as uses “by right”. This is consistent with Blueprint Denver land use policies for both the Districts context and Innovation Flex future place type.
- The proposed C-MX-8 zone district promotes pedestrian scaled, diverse areas through the use of building forms that clearly define and activate the public street edge. All allowed building forms have mandatory build to requirements, do not allow parking or drive aisles between the building and the street, and have minimum transparency requirements. This is consistent with Blueprint

Denver policies addressing the built environment for both the Districts context and Innovation/Flex future place type.

- While the only direct access to the subject site is from Local streets, the site is well served by other transportation mobility options. Within 1 block of the subject site is the onramp to southbound I-25 and direct bicycle and pedestrian access to the South Platte River trail network that provides excellent off-street connections to downtown and other regional centers. Additionally, there are two light rail stations within about 0.3 miles of the subject site (Decatur Federal and Mile High light rail stations). The site is particularly well connected to the Decatur Federal station. The proposed C-MX-8 zone district is consistent with the description of Local streets as they provide property access and connections to larger streets, such as I-25 and Zuni Street.
- The proposed C-MX-8 zone district will focus mixed-use growth in an area identified for employment and residential growth in the Future Growth Areas map.
- The proposed C-MX-8 zone district will enable an increase in development capacity from the current C-MX-5 zone district for housing and other uses to complement manufacturing. This is consistent with Blueprint Denver policies addressing innovation/flex districts.

### ***Decatur Federal Station Area Plan (2013)***

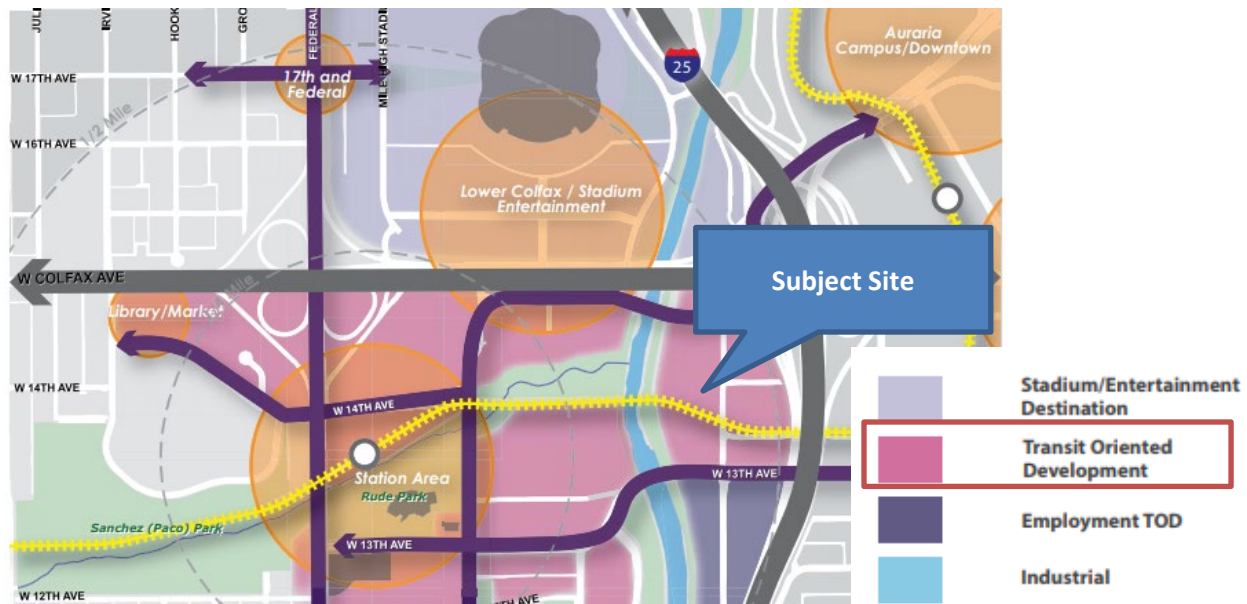
The Decatur Federal Station Area Plan identifies the subject site as in a Transit Oriented Development (TOD) character area with future building heights up to 12 stories (pp. 17, 41). TOD areas have the “Highest intensity of development and mixture of multifamily residential, office and commercial land uses concentrated in a very walkable compact neighborhood with great access to transit and amenities” (p. 83). Additionally, plan policies for TOD areas state “This vision corresponds to the Urban Center Neighborhood Context” (p. 83).

### ***Decatur Federal Plan Future Building Heights Map***





*Decatur Federal Plan Future Land Use Concept*



The following additional Decatur Federal Station Area Plan policies are applicable to the rezoning request:

- Recommendation C.1.A Create a Livable TOD Community:
  - *Facilitate TOD near the Decatur-Federal Light Rail Station that integrates private development with a vibrant public realm and provides great access to the transit system and greenways (p. 40).*
  - *Encourage both a vertical and horizontal mix of land uses including multifamily residential, office, commercial, and public uses (p. 40).*
  - *Concentrate commercial activity near the light rail station, on Lower Colfax and at intersections to serve transit riders and the community (p. 40).*
- Recommendation C.3.C Encourage Employment TOD - *Encourage a vertical and horizontal mix of land uses, including light industrial, small office, institutional/vocational, commercial, flex and live/work (p. 50).*

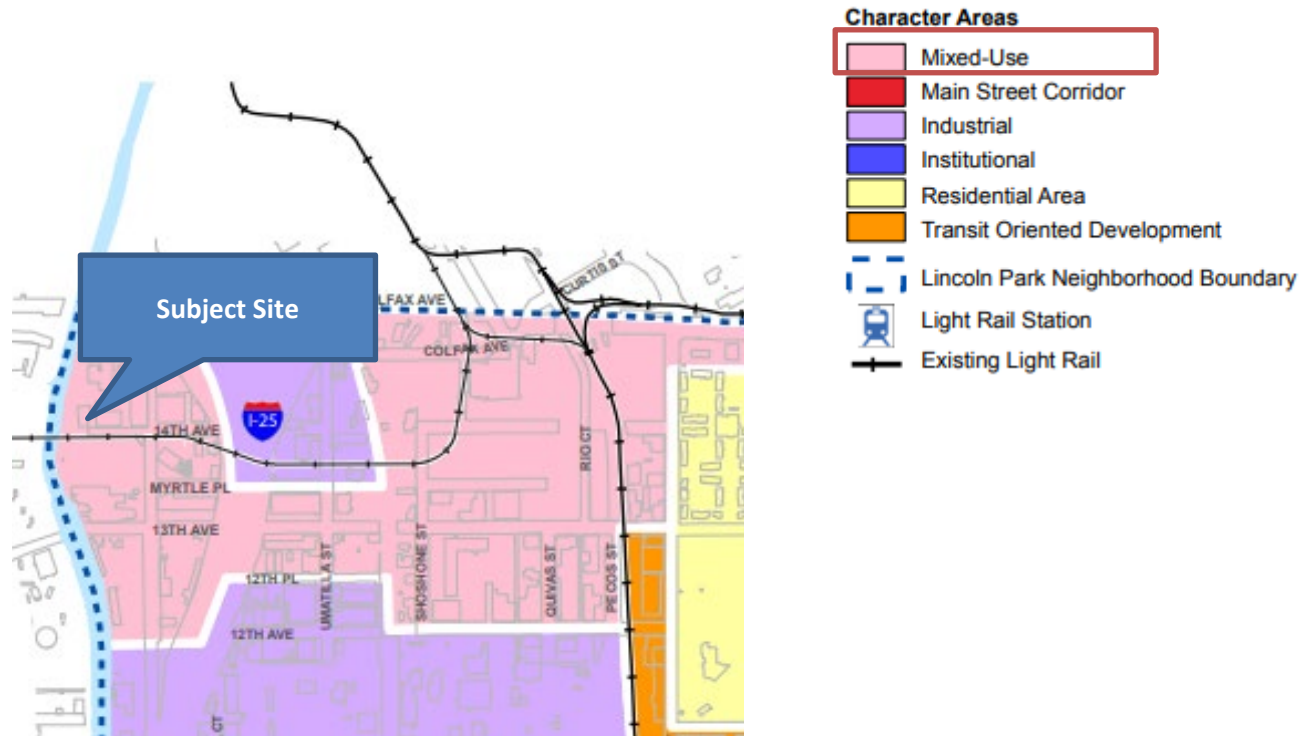
The proposed rezoning is consistent with the Decatur Federal Station Area Plan for the following reasons:

- The maximum height of the proposed C-MX-8 zone district is consistent with the plan's future building heights map that identifies the subject site up to 12 stories.
- The proposed C-MX-8 zone district is in the Urban Center neighborhood context, as the plan's recommended context for TOD character areas.
- The proposed rezoning would facilitate higher intensity mixed use development within the plan's TOD character area and along Lower Colfax.

### ***La Alma/Lincoln Park Neighborhood Plan (2010)***

The La Alma/Lincoln Park Neighborhood Plan identifies the subject site as in the Mixed-Use Character Area where “Moderate to large parcel sizes provides the opportunity for some mixed-use redevelopment” (p. 42). The goals of these areas are to “transition from heavy industrial to mixed use” and to provide “jobs, retail, and services to local residents” (p. 42).

The subject site is excluded from some of the plan’s more focused recommendations closer to the core of the neighborhood, including future building height recommendations.



The following additional La Alma/Lincoln Park Neighborhood Plan policies are applicable to the rezoning request:

- Zoning and Land Use Recommendations: *Encourage a mixture of uses that assure the availability of neighborhood services and amenities that reinforce the role, identity and needs of the neighborhood, as appropriate to the subarea* (p. 24).

The proposed rezoning is consistent with the La Alma/Lincoln Park Neighborhood Area Plan for the following reasons:

- The proposed C-MX-8 zone district allows a mix of uses that is consistent with the Mixed-Use Character Area description.
- The proposed rezoning would facilitate mixed use redevelopment on a moderate to large sized parcel.

## **2. Public Interest**

The proposed official map amendment is consistent with the public interest of the city, through implementation of adopted plan policies and fostering mixed use redevelopment that is well served by transportation mobility options. Multiple adopted plan policies support redevelopment of the subject site as a relatively large parcel in a transit-oriented development area.

## **3. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested C-MX-8 zone district is within the Urban Center Neighborhood Context. The neighborhood context generally consists of multi-unit residential and mixed-use commercial strips and commercial centers (DZC, Division 7.1). The current zone district, C-MX-5, is also in the Urban Center Neighborhood Context.

The general purpose for the mixed-use zone districts stated in the Denver Zoning Code is to “promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly define and activate the public street edge” and to focus on creating “mixed, diverse neighborhoods” (DZC Section 7.2.2.1). The specific purpose is that the C-MX-8 zone district “applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired” (DZC Section 7.2.2.2.C).

The proposed C-MX-8 zone district would promote mixed use development with active ground floors through build to and transparency requirements, consistent with the stated general purpose. Regarding the C-MX-8 zone district’s specific purpose, the subject site does not have direct access to an arterial street, but it is well-served by other transportation options. The subject site’s access to a wide range of nearby mobility options offsets the lack of arterial street direct access. Within 1 block of the subject site is the onramp to southbound I-25 and direct bicycle and pedestrian access to the South Platte River trail network that provides excellent off-street connections to downtown and other regional centers. Additionally, there are two light rail stations within about 0.3 mile of the subject site (Decatur Federal and Mile High Stadium light rail stations).

## **Attachments**

1. Application
2. Public Comments



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.  ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> <u>Tony Lechuga, 12/18/2024</u> <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see page 3)</b>	
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?		<input type="checkbox"/> <b>Yes - State date below and describe method in outreach attachment, see page 3</b> _____	

## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its own section.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <p>_____</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p><b>Only check this box if your application is not consistent with 12.4.10.7.A</b></p>	<p><input type="checkbox"/> <b>Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</b></p> <p>Please provide a narrative attachment describing <b>how</b> the requested zone district is <b>necessary</b> to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input type="checkbox"/> <b>Public Interest: The proposed official map amendment is in the Public Interest.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning is in the public interest of the city.</p> <p><input type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>



# REZONING GUIDE

Rezoning Application Page 3 of 4

## REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☐ **Legal Description of subject property(s).** Submit as a **separate Microsoft Word document**. View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☐ **Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☐ **Review Criteria Narratives.** See page 2 for details.
- ☐ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

## ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☐ **Written narrative explaining reason for the request** (optional)
- ☐ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- ☐ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☐ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☐ **Other Attachments.** Please describe below.

# REZONING GUIDE

Rezoning Application Page 4 of 4

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES



### **Proof of Ownership**

The attached assessor's record serves as proof of ownership for the subject property. For clarification, the property currently spans two zoning districts. This rezoning application seeks to unify the entire parcel under a single zoning designation. While the proof of ownership covers the full site, the rezoning request applies only to the portion currently zoned **C-MX-5**.

# 2420 W 14TH AVE

Owner	1401 ZUNI INVESTMENTS LLC 1600 WYNKOOP ST STE200 DENVER, CO 80202-1157
Schedule Number	05042-03-023-000
Legal Description	S5/T4/R68 PT NE/4 BEG NE COR L4 B7 BAKER'S VILLA TH S 130FTE 1.08FT S 93.73FT E 18.02FT S 41.38FT E 9.48FT S 10.46FT E 1.01FT S 104.39FT E 89.55FT S .75FT E 7.50FT E 7.50FT N 7.5FT E 3.34FT S 25FT W 80FT S 147FT W 11.95FT N 65.4225W 135.80FT CV/L RAD 492.81FT CHORD N77.3251W 201.84FT N69.57FT N06.2830E 168.15FT N12.5307E 66.09FT E 23.77FT S
Property Type	COMMERCIAL-MISC IMPS
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	99,133	Zoned As:	C-MX-8
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land	\$9,913,300	\$2,765,810	\$0
Improvements	\$1,000	\$280	
Total	\$9,914,300	\$2,766,090	

Prior Year			
Actual	Assessed	Exempt	
Land	\$9,913,300	\$2,765,810	\$0
Improvements	\$1,000	\$280	
Total	\$9,914,300	\$2,766,090	

## Real Estates Property Taxes for current tax year

### System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* **79..202** \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
<b>Date Paid</b>			
<b>Original Tax Levy</b>	\$109,539.93	\$109,539.93	\$219,079.86
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00
<b>Due</b>	\$109,539.93	\$109,539.93	\$219,079.86

## Additional Information

**Note:** If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment</b> ⓘ	N	<b>Prior Year Delinquency</b> ⓘ	N
<b>Additional Owner(s)</b> ⓘ	N		
<b>Adjustments</b> ⓘ	N	<b>Sewer/Storm Drainage Liens</b> ⓘ	N
<b>Local Improvement Assessment</b> ⓘ	N	<b>Tax Lien Sale</b> ⓘ	N
<b>Maintenance District</b> ⓘ	N	<b>Treasurer's Deed</b> ⓘ	N
<b>Pending Local Improvement</b> ⓘ	N		

Real estate property taxes paid for prior tax year: **\$214,333.28**

## Assessed Value for the current tax year

<b>Assessed Land</b>	\$2,765,810.00	<b>Assessed Improvements</b>	\$280.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$2,766,090.00



City and County of Denver  
Community Planning and Development  
Attn: Fritz Clauson  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

March 11th, 2025

RE: Rezoning Application for 2420 W 14th Avenue, Rezoning to C-MX-8

Mr. Clauson,

As the owner of 2420 W. 14th Avenue, 1401 Zuni Investments LLC requests a rezoning from C-MX-5 to C-MX-8 for the southern portion of the parcel beginning at the vacated W. 14th Avenue. The property is located in Denver City Council District 3, in the La Alma/ Lincoln Park Neighborhood.

This area has a long history shaped by the Indigenous peoples who first inhabited the region and later by the Mexican-American community. The Ute people, whose ancestral lands included this area, relied on the river for sustenance, spiritual practices, and transportation, with other tribes like the Cheyenne and Arapaho also traveling through the region. The arrival of settlers during the 1858 Gold Rush disrupted these Indigenous communities, displacing them as railroads and industrial developments began to dominate the landscape. In the early 1880's a group of Jewish refugees from Czarist Russia (who initially settled in Pueblo) moved to this site and built homes and two religious congregations. This led to the larger Jewish settlement along Lower Colfax which was lined with retail business (the remaining buildings are Brooklyn's and the row of pastel painted buildings across Colfax). They remained on the property and operated businesses until the early 1950's when industrial uses were built on the entire site and adjacent property, according to the Sanborn Maps.

The industrial uses along the river were inundated by the 1965 flood of the South Platte River. The 1965 flood changed Denver's relationship with the South Platte River and spurred riverfront cleanup and improvements that are continuing today. The redevelopment of this parcel will create another active use along the river and incorporate market rate housing, income restricted housing, and commercial uses that better connect the La Alma/Lincoln Park Neighborhood to the South Platte River.

### **REVIEW CRITERIA NARRATIVES.**

This request to rezone 2420 W 14th Avenue from C-MX-5 to C-MX-8 complies with the review criteria effective at the time of this application:

1. Consistency with Adopted Plans,
2. Public Interest, and
3. Consistency with Neighborhood Context, Zone District Purpose and Intent.

## Consistency with Adopted Plans

### Comprehensive Plan 2040

Denver's Comprehensive Plan 2040 is a long-term vision and strategic framework for the city's growth and development. It focuses on creating a more inclusive, connected, and sustainable Denver by addressing key priorities such as affordable housing, economic opportunity, climate resilience, mobility, and community health.

Key elements related to this rezoning application include:

Goal	Strategy	Alignment with rezoning to C-MX-8
<i>Equitable, Affordable And Inclusive</i>		
Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.	Strategy A. Increase development of housing units close to transit and mixed-use developments.	The rezoning will facilitate the creation of housing close to transit (~0.5 mi from the Decatur-Federal, Auraria West, and Empower Field at Mile High Stations) and evolving mixed-use opportunities, advancing equitable access to amenities and services.
<i>Strong and Authentic Neighborhoods</i>		
Goal 1: Create a city of complete neighborhoods.	Strategy A. Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).	By fostering mixed-use development, the rezoning enhances connectivity to surrounding areas and contributes to the emergence of a dynamic corridor along the South Platte River.
	Strategy D. Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).	The rezoning will allow for the transformation of an underutilized site into a thoughtfully designed development that integrates with nearby uses while addressing the area's evolving context.
<i>Economically Diverse And Vibrant</i>		
Goal 2: Grow a strong, diversified economy.	Strategy C. Leverage Denver's community assets, outdoor lifestyle, quality parks and recreation amenities and natural environment to attract a wide range of talent, entrepreneurs and businesses (p. 46).	The map amendment supports a strong diversified economy by allowing cohesive, mixed-use development that can attract businesses complementary to the attractions in the area such as MeowWolf, and the stadium.
<i>Environmentally Resilient</i>		
Goal 8: Clean our soils, conserve land and grow responsibly.	Strategy A. Promote infill development where infrastructure and services are already in place (p.54).	The rezoning promotes infill development by utilizing established road, water, and sewer infrastructure, ensuring efficient and sustainable integration into Denver's urban core.

	Strategy B. Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).	The rezoning supports the development of a mixed-use community by enabling housing opportunities alongside access to transit, planned commercial spaces, and recreational amenities like the South Platte River corridor.
	Strategy E. Identify, remediate and restore contaminated soils (p. 54).	The portion of the parcel already zoned C-MX-8 undertook a Voluntary Clean-Up and Redevelopment Program (VCUP) through the Colorado Department of Public Health and Environment (CDPHE). This process will be followed for the remainder of the site subject to this rezoning application as well.

### Blueprint Denver (2019)

Blueprint Denver, updated in 2019, is Denver’s comprehensive land use and transportation plan, designed to guide growth and investment in the city through 2040. It identifies areas for growth and preservation, prioritizing mixed-use, transit-oriented development to foster vibrant, diverse, and connected communities.

### Neighborhood Context & Future Place Type

Blueprint defines elements of a complete neighborhood for each district and place type defined across the city. 2024 W. 14th Avenue is in the neighborhood context “District” and is defined as an “Innovation/Flex” place type.

Elements of a Complete Neighborhood	Blueprint Guidance	Alignment with rezoning to C-MX-8
Neighborhood Context: District; Place Type: Innovation/Flex		
Land Use & Built Form	Assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related office uses are found in these areas. Residential uses are compatible. Multi-tenant buildings are common. Buildings should orient to the street and contain pedestrian-friendly features. Building scale varies greatly.	Bringing the entire parcel to C-MX-8 allows a uniform building scale across the property that better enables mixed use development. As this rezoning is from one C-MX zone district to another, the district character will be preserved.
Mobility	Streets in these areas are typically on the standard grid system with on-street parking and multi-modal access.	The MX zone district is defined by high levels of pedestrian and bicycle use with access to multi-modal transportation.
Quality of Life Infrastructure	A range of parks and outdoor spaces may occur, depending on context. Street trees are found and green infrastructure occurs in a variety of forms.	Developing a vacant lot along the South Platte River will enable a new access point to the river better connecting the community to this natural asset.



## Growth Strategy

The District neighborhood context is projected to absorb 15% of new jobs and 5% of new households by 2040. Opening up development potential on this parcel by rezoning to C-MX-8 on the southern portion will create opportunities to meet both housing and jobs goals.

## Equity Concepts

The site is in an area with higher than average access to opportunity (3.89), a high vulnerability to involuntary displacement (3), and a low to moderate housing and jobs diversity (2).

While the access to opportunity metric is higher than the city average, the area scores low on childhood obesity and healthcare. The additional access to open space along the river front can encourage more outdoor activities addressing childhood obesity. Opening up the opportunity for more residential development may increase the overall demand for healthcare services in the area and motivate future siting of healthcare services.

The area has a high vulnerability to displacement driven by a lower than average household income, a lower level of educational attainment, and a higher percentage of renters than the citywide averages across these factors. The rezoning may have a mixed effect on these factors. Future development may result in higher property value increasing the property value of surrounding parcels and contributing to increased property taxes. Future residential development will be subject to EHA and will include housing on a site that is currently vacant, creating long-term affordability in the area. New housing opportunities may also bring new residents into the neighborhood with higher incomes and higher educational attainment which will skew these metrics as proxies for assessing vulnerability to displacement.

The low/moderate housing diversity is driven by limited variation in bedroom counts, a lack of diversity in housing costs, and a lack of diversity of housing tenure. These elements are not easily addressed through zoning as bedroom counts, housing costs, and tenure type can exist in different housing forms and densities.

The area is lower than the citywide average in retail and innovation jobs with manufacturing as the major employment sector in the area. The C-MX zoning enables more job diversity including in the retail sector.

## Manufacturing Preservation Area

The subject property is in the Sun Valley manufacturing preservation area. In the Industrial Land Study included as an appendix to Blueprint Denver, the site is in an area with a moderate (2) industrial value score and a moderate (2) industrial threat score. Based on this assessment, the area has a low value high threat status and its conversion from industrial is recommended. This is in alignment with guidance from both the Decatur Federal Station Area Plan discussed below and the Auraria Station West Area Plan.

### Decatur-Federal Station Area Plan (2013)

The Decatur-Federal Station Area Plan, adopted in 2013, sets forth a vision for transforming the Sun Valley neighborhood and its surroundings into a celebrated, connected, innovative, and healthy community. Leveraging Sun Valley's unique location along the South Platte River and its proximity to significant assets such as the Decatur-Federal light rail station, Empower Field at Mile High, and regional greenways, the plan emphasizes transit-oriented development (TOD), mixed-use neighborhoods, affordable and diverse housing, and vibrant cultural and recreational amenities.

For the subject area, the plan identifies a maximum building height of 12 stories; the proposed C-MX-8 zone district is well within this range, even with the potential application of EHA incentive heights. Additionally, the site is designated as part of a "proposed/existing mixed-income developments" area, and the proposed zone district supports this vision by fostering mixed-use and mixed-income opportunities consistent with the area's goals.

Key plan components related to this proposal include:

Recommendation	Strategy	Alignment with rezoning to C-MX-8
<i>C. An Innovative Sun Valley Recommendation C.1. Transit Oriented Development</i>		
C.1.A. Create a Liveable TOD Community	Encourage both a vertical and horizontal mix of land uses including multifamily residential, office, commercial, and public uses	This rezoning would allow a mix of uses including multifamily residential, civic, and commercial.
	Attract high quality, mixed income residential communities within the TOD area (a transformative project in this Plan). Encourage housing development that meets the needs of families, young professionals, students and elderly households of various income levels. A variety of residential building forms appropriate for this TOD include row houses, low-, mid-, and high-rise multifamily, and live/work.	The site is within the TOD area defined in this plan, and the rezoning would allow housing that serves a variety of income levels in a multifamily development.
	Encourage shared, consolidated and/or structured parking with new developments.	The concept plan submitted for this site includes structured parking to serve both the residential and commercial uses.
C.1.C. Activate the Greenways	Multi-family residential uses are especially appropriate along greenways to provide residents immediate access to recreation opportunities and create day and evening activity in the parks.	The proposed rezoning would allow for multifamily residential up to eight stories creating access to both the South Platte River and the Lakewood Gulch.
	Commercial or office uses may also be appropriate if they include a publicly accessible use or are designed in a way that engages with and compliments the greenway. Commercial or office uses fronting greenways should have a high	The proposed rezoning would allow for commercial development that promotes activation of the South Platte River and the Lakewood Gulch.

	degree of transparency and architectural interest as well as pedestrian access connecting to the greenway.	
--	--	--

**La Alma Lincoln Park Neighborhood Plan (2010)**

The La Alma/Lincoln Park Neighborhood Plan, adopted in 2010, establishes a vision for a diverse and culturally vibrant community in one of Denver's oldest neighborhoods. The plan identifies the site as part of a mixed-use character area, emphasizing the integration of residential, commercial, and cultural uses to create a dynamic and inclusive environment. Key goals include preserving the neighborhood's cultural identity, fostering economic development, and encouraging mixed-use and mixed-income housing to support a thriving and inclusive community.

The plan identifies Primary Issues, Primary Opportunities, and Goals for the Mixed-Use Character Area:

<b>Plan Guidance</b>	<b>Alignment with rezoning to C-MX-8</b>
<i>Issues</i>	
Vacant and underutilized properties mixed with viable industrial and commercial businesses	The rezoning facilitates redevelopment of an underutilized property, transitioning it from its current state to a mixed-use development that allows mixed-income housing and commercial uses that will increase job availability.
<i>Opportunities</i>	
Moderate to large parcel sizes provide opportunities for mixed-use redevelopment	The rezoning unlocks the potential of the property for mixed-use redevelopment, by enabling development up to 8 stories across the full parcel.
<i>Goals</i>	
Transition from heavy industrial to mixed-use	The rezoning directly supports the goal of transitioning from industrial uses to a mixed-use character, promoting a balanced blend of housing, retail, and services.
Provide a comfortable, convenient connection for students, employees, and residents between AHEC and residential areas of La Alma/Lincoln Park	The rezoning enhances connectivity and accessibility by supporting developments that include walkable paths and amenities better linking the neighborhood with the South Platte River.
Provide jobs, retail, and services to local residents	The mixed-use zoning creates opportunities for local employment and new retail or service-oriented businesses to serve the surrounding community.
Provide mixed-income housing	The rezoning supports multifamily housing subject to EHA requirements which will contribute to a mixed-income community that reflects the character and needs of the area.



## **Public Interest**

By facilitating the redevelopment of a vacant lot into a vibrant and productive use, the requested map amendment supports economic growth through the creation of hospitality jobs and addresses housing needs by increasing opportunities for residential development, with 12% of the future units income restricted as required by EHA. Additionally, the project will enhance the riverfront with improved access and aesthetic upgrades, fostering a safer and more welcoming environment. These combined benefits reflect a clear advancement of the public interest and align with the goals of the community.

In addition, the development that will be possible through this rezoning will have the opportunity to create meaningful relationships with two neighborhoods - Sun Valley and La Alma Lincoln Park. There is a strong interest on the part of the applicant to connect the arts focus from the Santa Fe Arts District to the River through actual art and programming.

## **Consistency with Neighborhood Context, Zone District Purpose and Intent**

The proposed map amendment will enable an underutilized, vacant, riverfront parcel into a vibrant mixed-use opportunity, consistent with the Urban Center Neighborhood Context's purpose and intent. By enabling the development of appropriately scaled, 2-to-8-story mixed-use buildings, the project will align with the neighborhood's vision of fostering a dense, pedestrian-friendly environment with a mix of residential and commercial uses. The amendment will allow a seamless transition between industrial and mixed-use areas, contributing positively to the evolving character of the neighborhood and promoting connectivity, mobility, and economic activity, all hallmarks of the Urban Center Neighborhood Context.

## **REASON FOR REZONING REQUEST NARRATIVE.**

This application for rezoning is initiated in order to have the same zoning (CMX-8) on this parcel as well as the adjacent parcel (which was rezoned to CMX-8 several years ago) to allow for a coordinated development of the property (which is now all owned by 1401 Zuni Investments, LLC). There is a Concept Submittal in the review process for the development on the subject property that includes a parking structure that will replace existing surface parking as well as residential units on the upper floors. This structure will be connected to the development of a residential tower to the north of it as well as a smaller hotel along Colfax. The development on the subject site is integrally connected to this overall STEAM on the Platte development (whose first two phases were renovations of older buildings for office and Raices Brewery).

## **INDIVIDUAL AUTHORIZATION TO SIGN ON BEHALF OF A CORPORATE ENTITY.**

## EQUITY RESPONSE:

Please provide a response that details how the proposed zone district will either advance Blueprint Denver’s equity concepts or, at a minimum, prevent further inequitable scores in the immediate and surrounding area. For suggestions, refer to the attached menu of strategies document.

### ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.

#### Response from Applicant

### REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

#### Response from Applicant

EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

Response from Applicant

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

Response from Applicant



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

January 20, 2025

To: Denver Zoning Review Team

Re: Corporate Authority to Sign Rezoning application for 2420 W. 14<sup>th</sup> Ave

This is to confirm that Susan Powers, Manager of 1401 Zuni Investments, LLC is authorized to sign the rezoning application on behalf of the entity.

A handwritten signature in blue ink, appearing to read "Jerry Glick", is written over a horizontal line.

Jerry Glick, Member, 1401 Zuni Investments, LLC

# DESCRIPTION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF THE PARCEL DESCRIBED AT RECEPTION NO. 2022051269, FURTHER BEING A PORTION OF AN UNPLATTED PARCEL OF LAND; A PORTION OF WEST 14TH AVENUE VACATED BY ORDINANCE NO. 20210664; AND A PORTION OF LOTS 3 THROUGH 7, BLOCK 4, BAKER'S SUBDIVISION; ALL SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 4, BAKER'S SUBDIVISION;  
THENCE ALONG THE PERIMETER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2022051269 THE FOLLOWING FIVE (5)  
COURSES:

- 1) SOUTH 00°00'30" EAST, A DISTANCE OF 125.00 FEET;
- 2) SOUTH 89°59'30" WEST, A DISTANCE OF 11.95 FEET;
- 3) NORTH 65°42'25" WEST, A DISTANCE OF 135.80 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.28 FEET, SAID CURVE HAVING A RADIUS OF 492.81 FEET, A CENTRAL ANGLE OF 23°38'01", AND A CHORD WHICH BEARS NORTH 77°32'51" WEST A CHORD DISTANCE OF 201.84 FEET;
- 5) NORTH 00°58'13" EAST, A DISTANCE OF 69.57 FEET TO A POINT ON THE NORTH LINE OF WEST 14TH AVENUE EXTENDED WESTERLY;

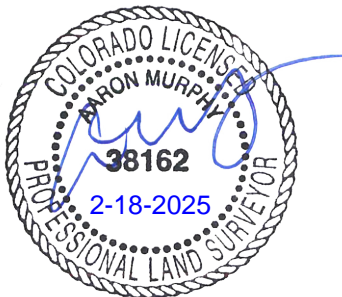
THENCE NORTH 89°59'30" EAST ALONG SAID EXTENSION AND ALONG SAID NORTH LINE, A DISTANCE OF 281.62 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, BAKER'S SUBDIVISION;  
THENCE SOUTH 00°00'30" EAST, A DISTANCE OF 44.00 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 4, BAKER'S SUBDIVISION;  
THENCE NORTH 89°59'30" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33,829 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE SITUATED IN ZUNI STREET BETWEEN 14TH AVENUE AND WEST COLFAX AVENUE, AS MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP IN RANGE BOX 0.5' BELOW SURFACE LEVEL AND AT THE SOUTH END BY A SPIKE IN RANGE BOX 0.5' BELOW SURFACE LEVEL, ASSUMED TO BEAR NORTH 00°00'30" WEST.


PREPARED BY: AARON MURPHY  
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300



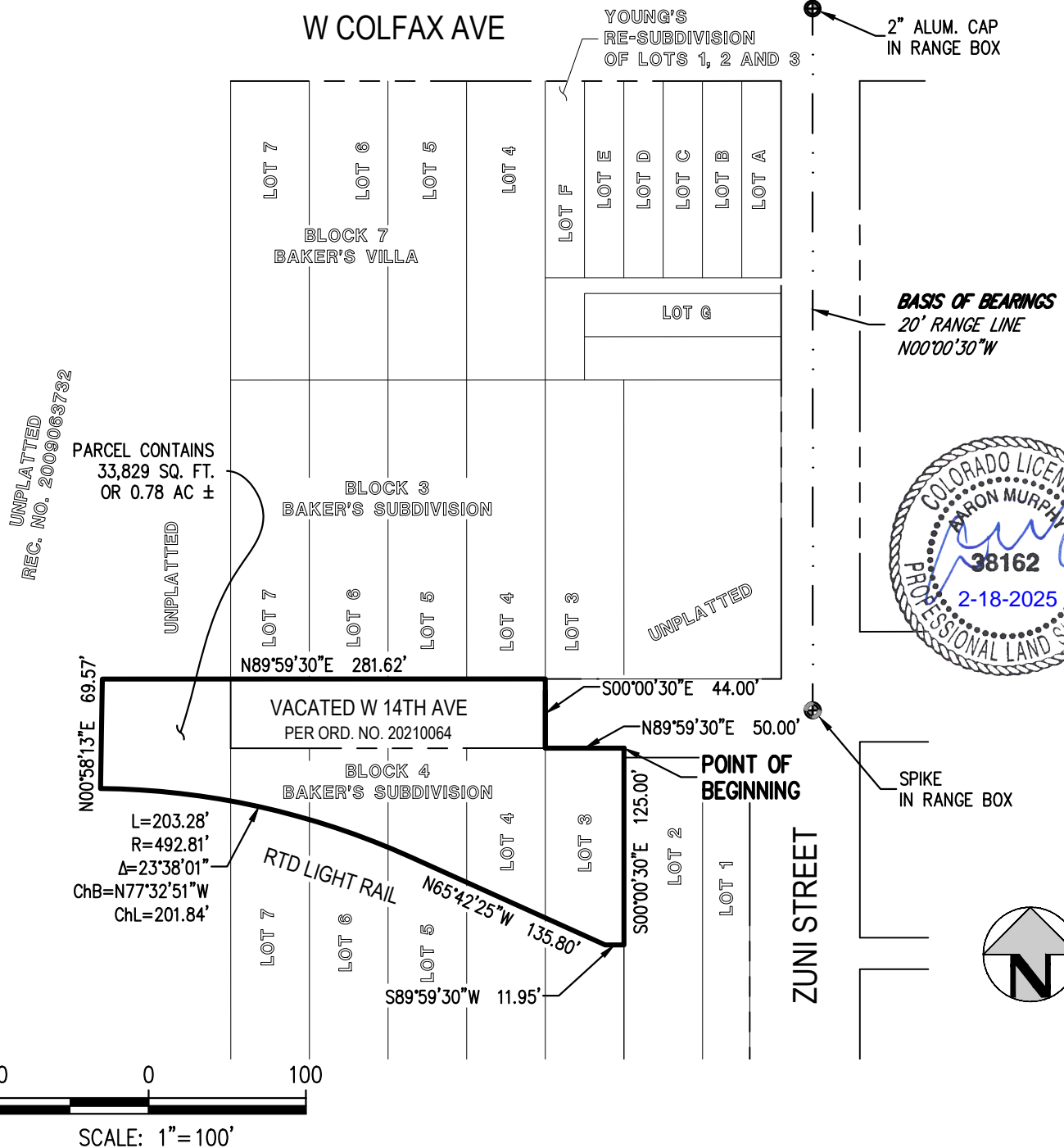
Plotted: TUE 02/18/25 2:42:54P By: Aaron Murphy Filepath: p:\2025\25020\survey\desc\_south area rezoned.dwg Layout: layout1

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

 <div>1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com</div>	DESCRIPTION	PROJECT #: 2502020
		CHECKED BY: AWM DRAWN BY:
		SHEET NUMBER 1 1 OF 2

# ILLUSTRATION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,  
STATE OF COLORADO



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Plotted: TUE 02/18/25 2:42:55P By: Aaron Murphy Filepath: p:\2025\2502020\survey\desc\_south area rezoned.dwg Layout: layout3

## **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.

[Quoted text hidden]

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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



[illegible]





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



The map displays a portion of downtown San Antonio, Texas, with various land use designations. Key features include:

- Streets:** W 16th Ave, W Colfax Ave, W 14th Ave, W 13th Ave, W 12th Ave, W 11th Ave, W 10th Ave, W 9th Ave, W 8th Ave, W 7th Ave, W 6th Ave, W 5th Ave, W 4th Ave, W 3rd Ave, W 2nd Ave, W 1st Ave, W 16th St, W 15th St, W 14th St, W 13th St, W 12th St, W 11th St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St.
- Land Use Designations:** C-MU-30 WVRs, C-MX-5, C-MX-8, I-MX-5 UO-2, OS-A, OS-C, OS-D, OS-E, OS-F, OS-G, OS-H, OS-I, OS-J, OS-K, OS-L, OS-M, OS-N, OS-O, OS-P, OS-Q, OS-R, OS-S, OS-T, OS-U, OS-V, OS-W, OS-X, OS-Y, OS-Z.
- Legend:**
  - Single Unit (SU)
  - Two Unit (TU)
  - Multi Unit (MU, RH, RD, TH)
  - Residential Mixed Use (RM)
  - Commercial Corridor (CC)
  - Mixed Use (MX, M-GMX)
  - Main Street (MS)
  - Cherry Creek North (C-CN)
  - Downtown (D-AS, C, GT, LD, TD)
  - Downtown - Civic (D-CV)
  - Industrial - Light (I-A)
  - Industrial - General (I-B)
  - Industrial - Mixed Use (I-MX, M-IMX)
  - Campus (EL, E2, ENT, H, H2, NWC)
  - Special (O-1)
  - Open Space - Public Parks (OS-A)
  - Open Space - Recreation (OS-B)
  - Open Space - Conservation (OS-C)
  - Airport (DIA)
  - Planned Unit Development (PUD-D, PUD-G)
  - Former Chapter 59 Zone



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.).

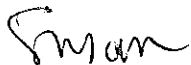
Bringing the full parcel into C-MX-8 will enable a cohesive site plan and allow for the planned build-out of the property, consistent with the overall vision for the area.

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





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

---

**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).

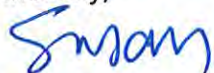
You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited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

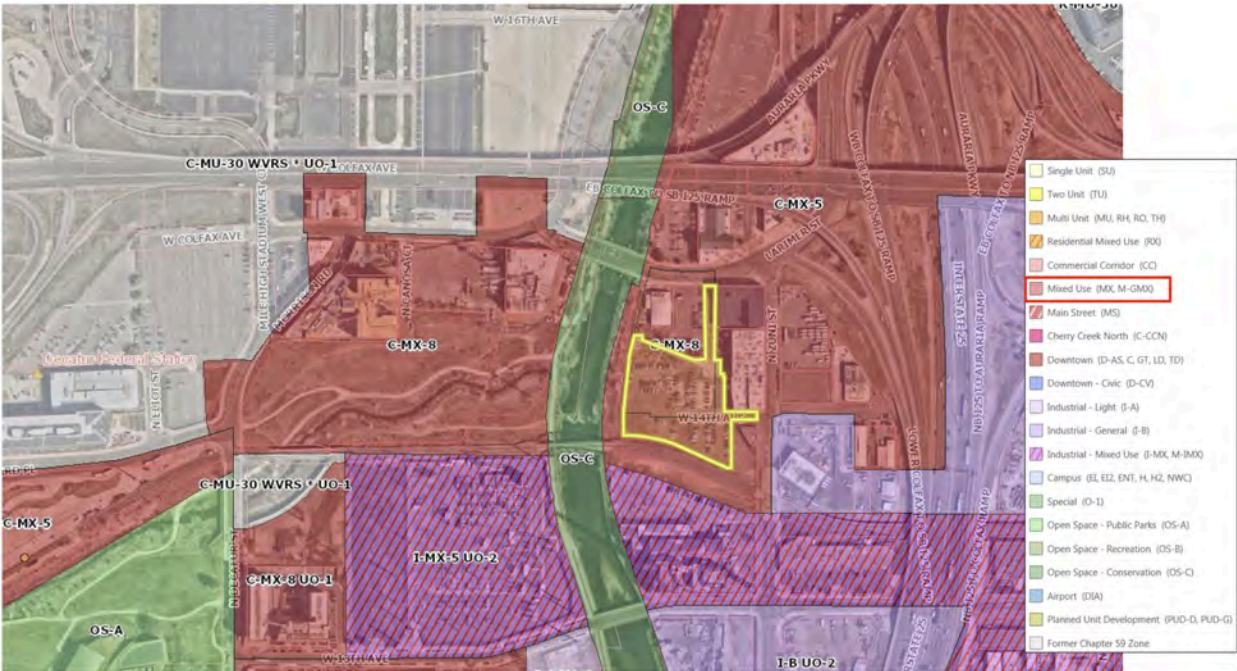
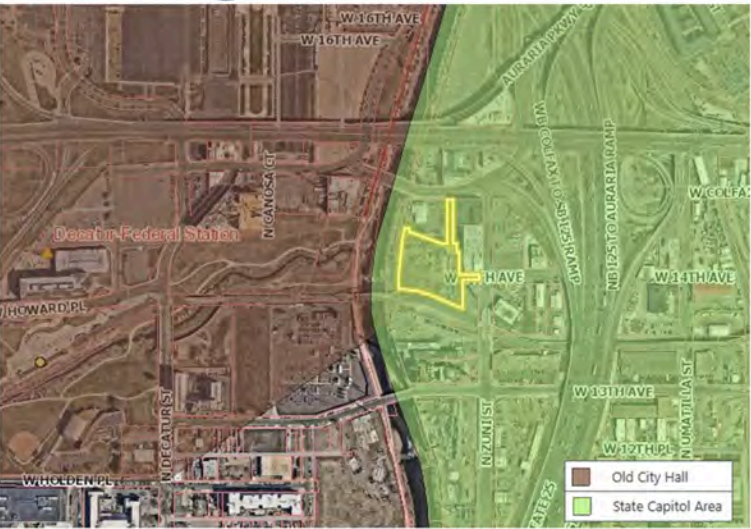


Figure 2.

Urban Center (C-) Neighborhood Context 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  $\approx$ 

- 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**

---

**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

---

**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).

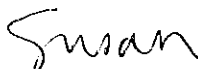
You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited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

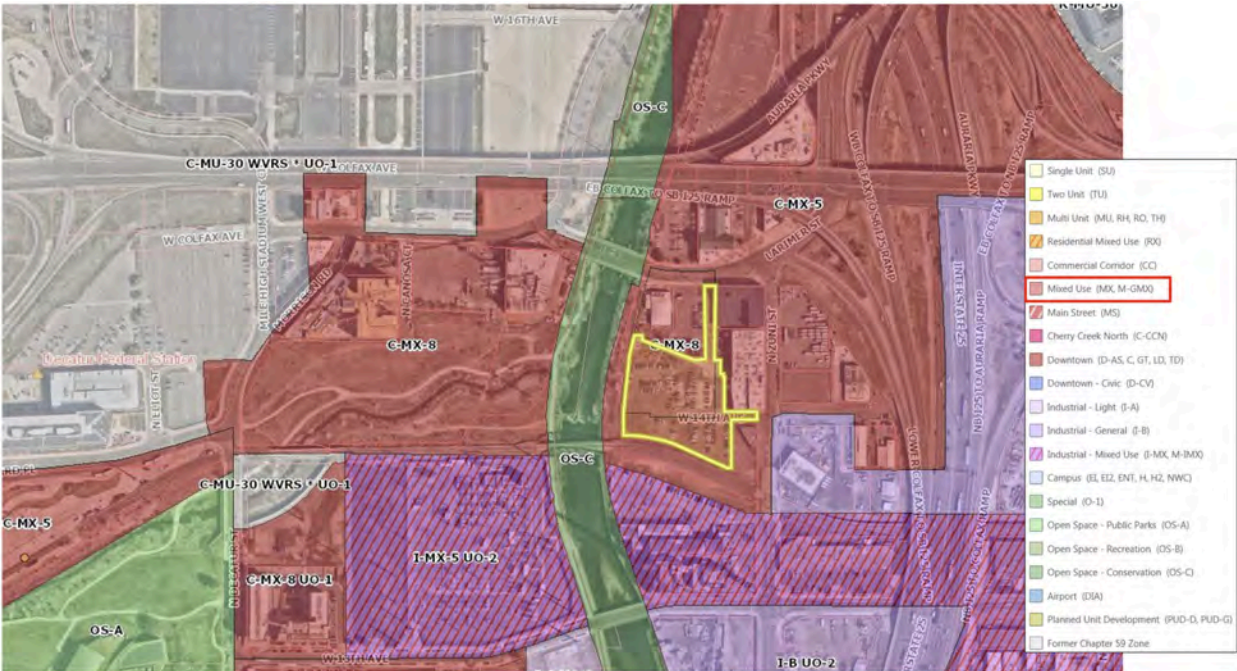
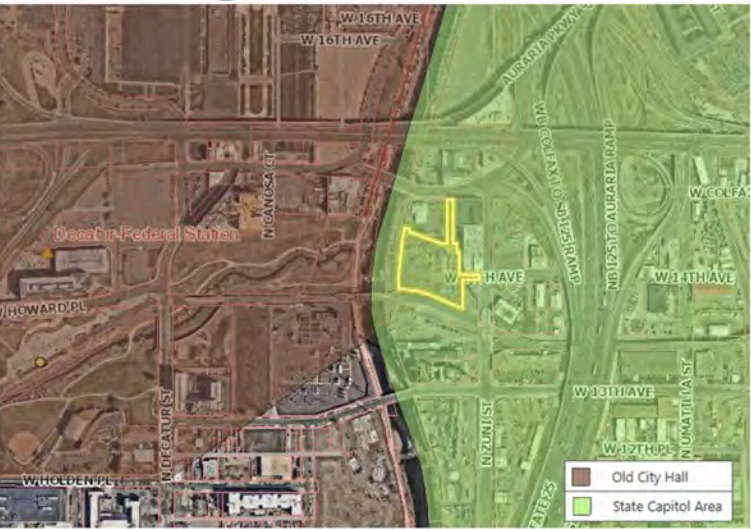


Figure 2.

Urban Center (C-) Neighborhood Context 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  $\approx$ 

- 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

---

**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.

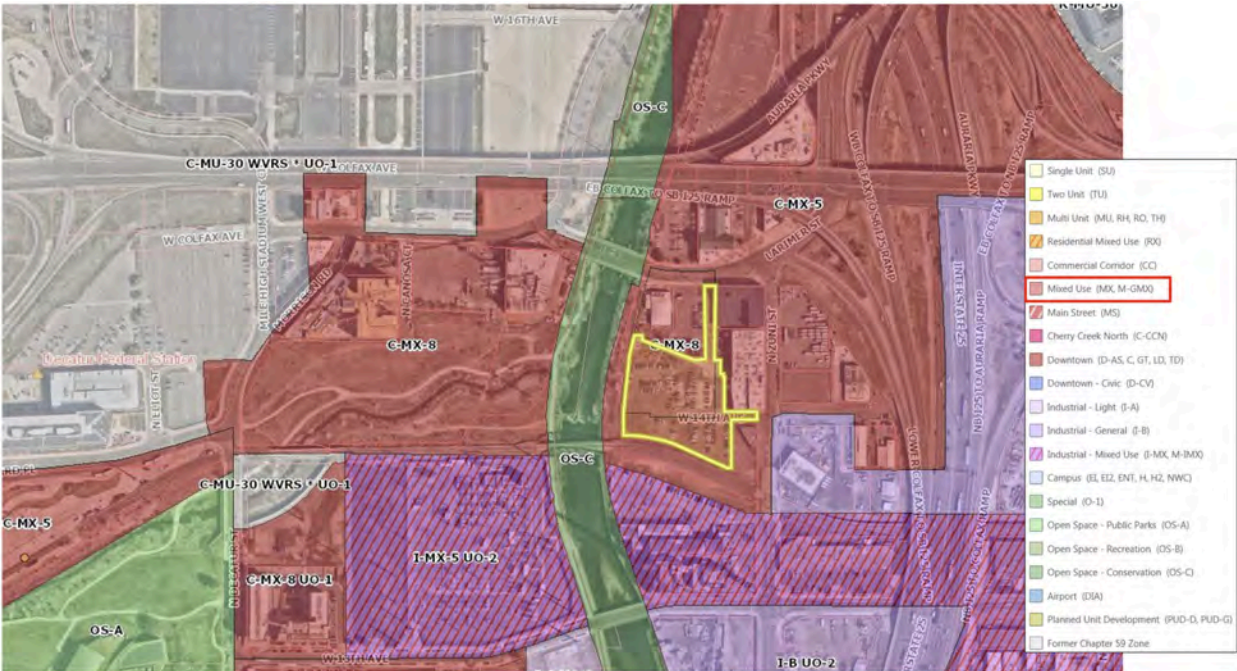


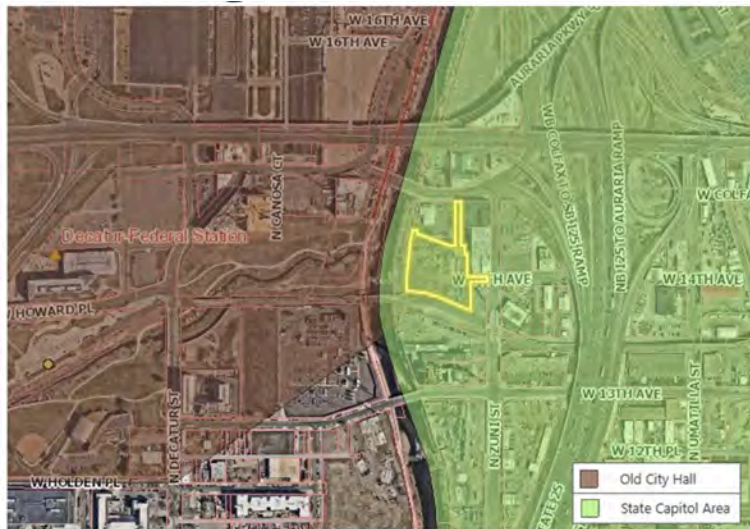
Figure 2.

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	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											■	■	

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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).

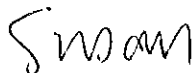
You may recall that we reached out two years ago regarding a rezoning application for this property. At that time, we decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited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

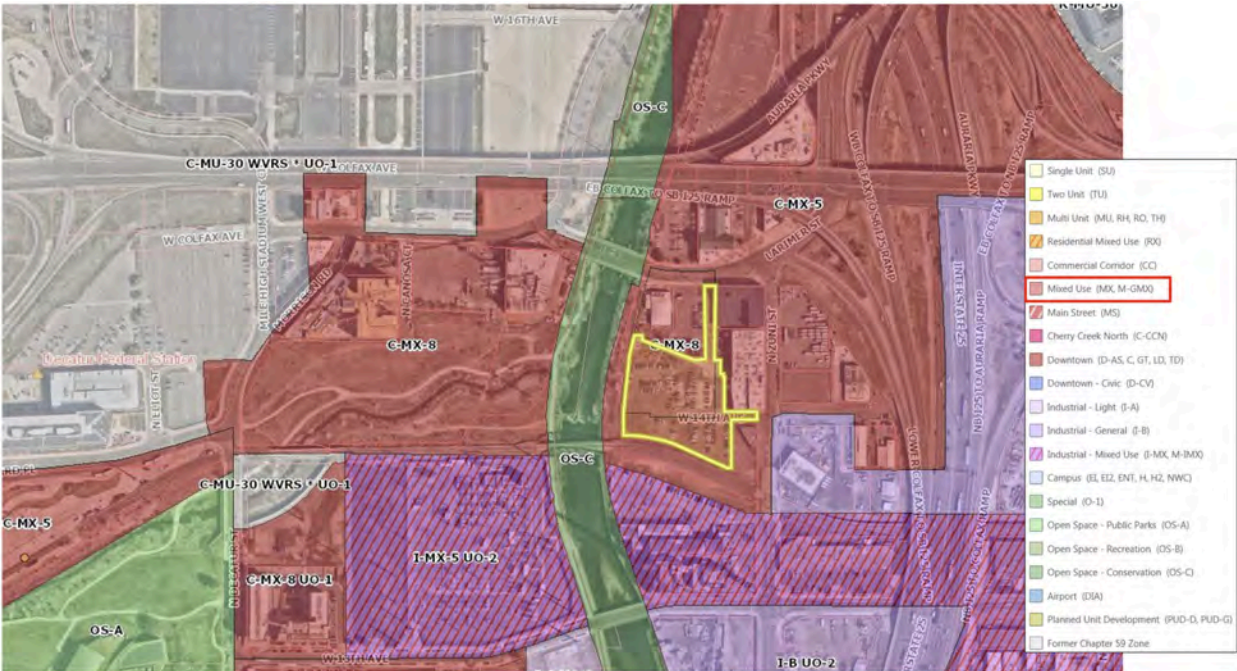
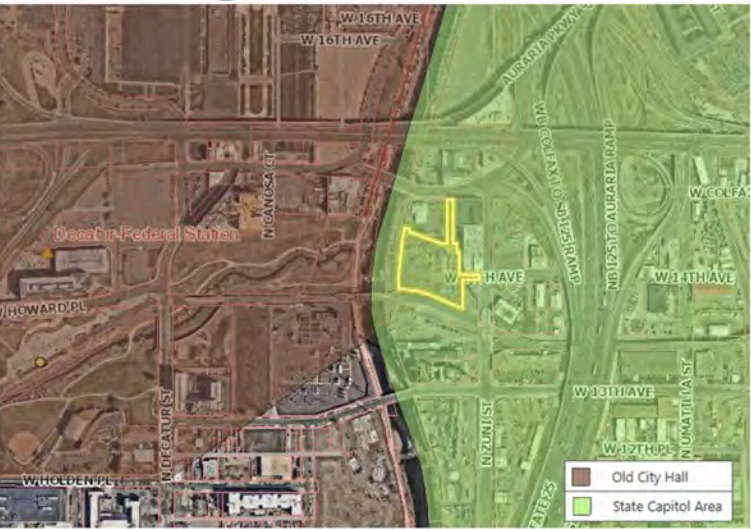


Figure 2.

Urban Center (C-) Neighborhood Context 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  $\approx$ 

- 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 5:38 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

Figure 1.

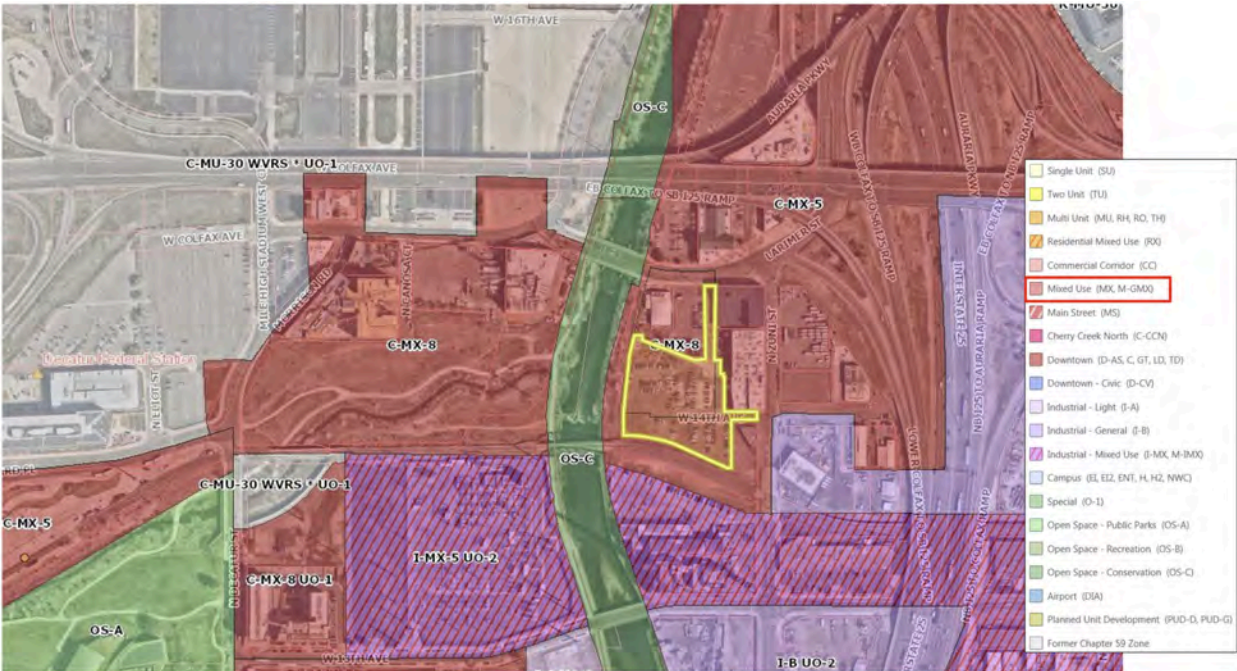


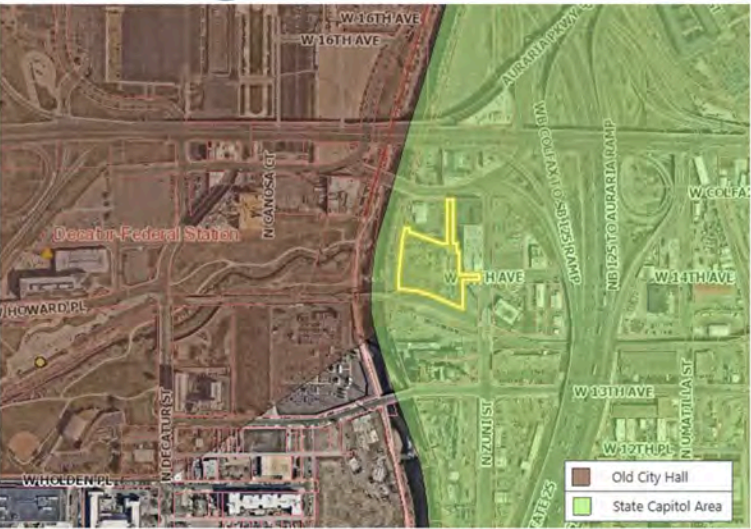
Figure 2.

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	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											■		■			

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Figure 3.

Maximum Allowable Building Height  $\approx$ 

- 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**

---

**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)

---

**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.

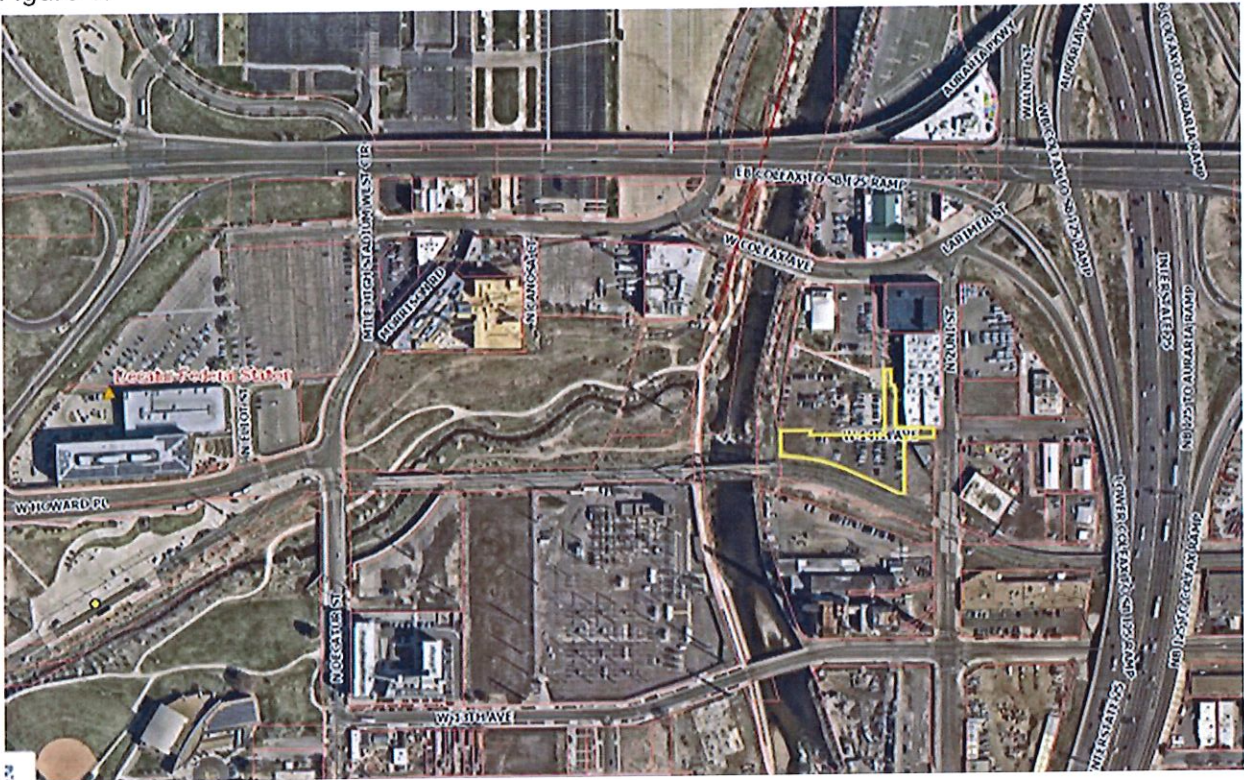


Figure 2.

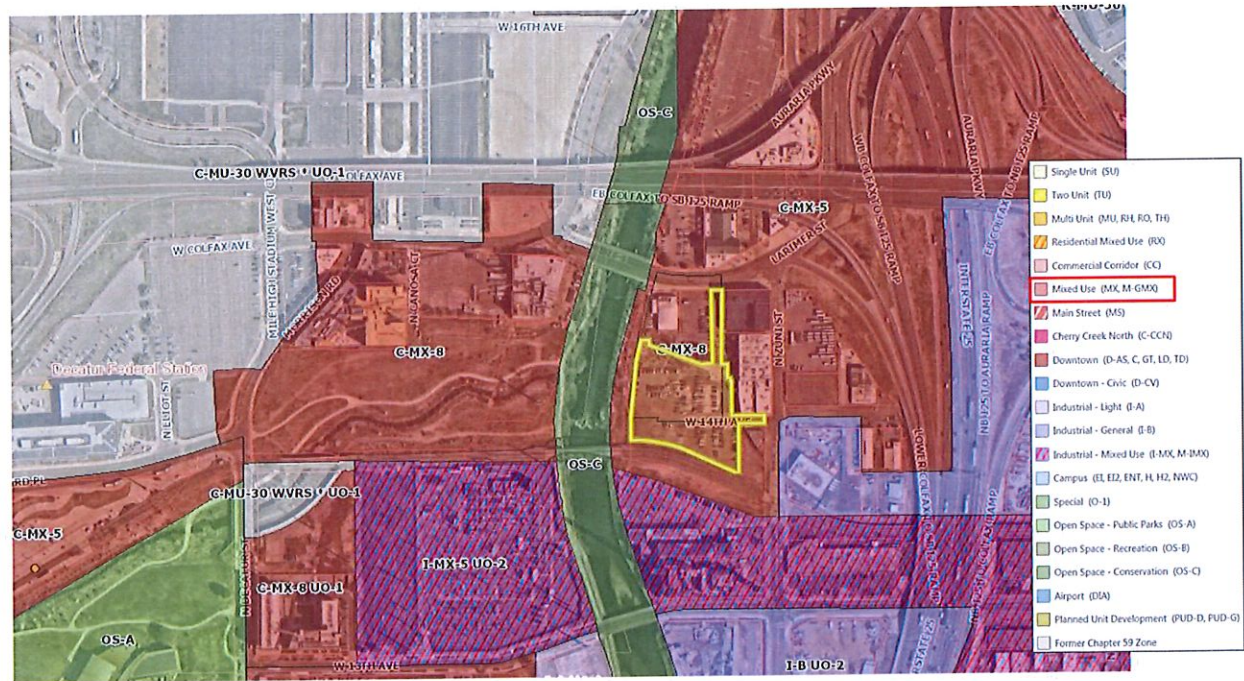


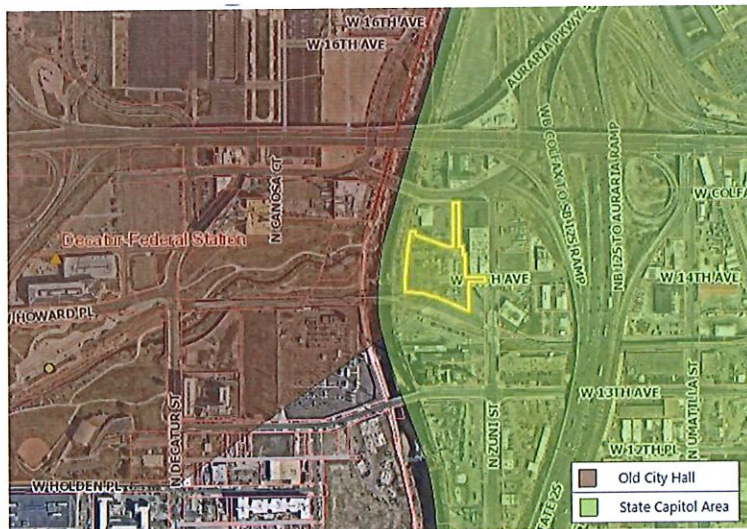
Figure 3.



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).

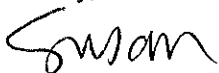
We initiated a rezoning on this property two years ago, but decided not to move forward with the formal application due to changing circumstances and development plans. Since then, we have worked to identify a new path forward, and we are excited to reinitiate the rezoning process to realize the full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

[illegible]

The map displays various land use zones in downtown Denver. A yellow rectangle highlights a specific area in the center-right. The legend on the right lists the following categories:

- Single Unit (SU)
- Two Unit (TU)
- Multi Unit (MU, RH, FO, TH)
- Residential Mixed Use (RX)
- Commercial Corridor (CQ)
- Mixed Use (MX, M-GM) **(Highlighted in red box)**
- Main Street (MS)
- Cherry Creek North (C-CCH)
- Downtown (D-AS, C, GT, LD, TO)
- Downtown - Civic (D-CV)
- Industrial - Light (I-A)
- Industrial - General (I-B)
- Industrial - Mixed Use (I-MX, M, MXM)
- Campus (EL, EZ, ENT, H, HZ, NWC)
- Special (I-O)
- Open Space - Public Parks (OS-A)
- Open Space - Recreation (OS-B)
- Open Space - Conservation (OS-C)
- Airport (OSA)
- Planned Unit Development (PUD-D, PUD-G)
- Former Chapter 59 Zone

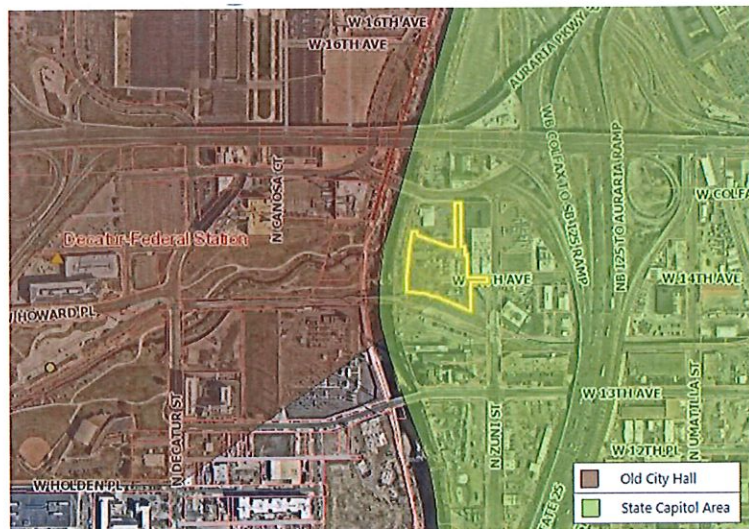
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Urban Center (C-) Neighborhood Context Zone Districts		Building Forms												
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Cherry Creek General	Cherry 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											■	■	■

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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 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.

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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.

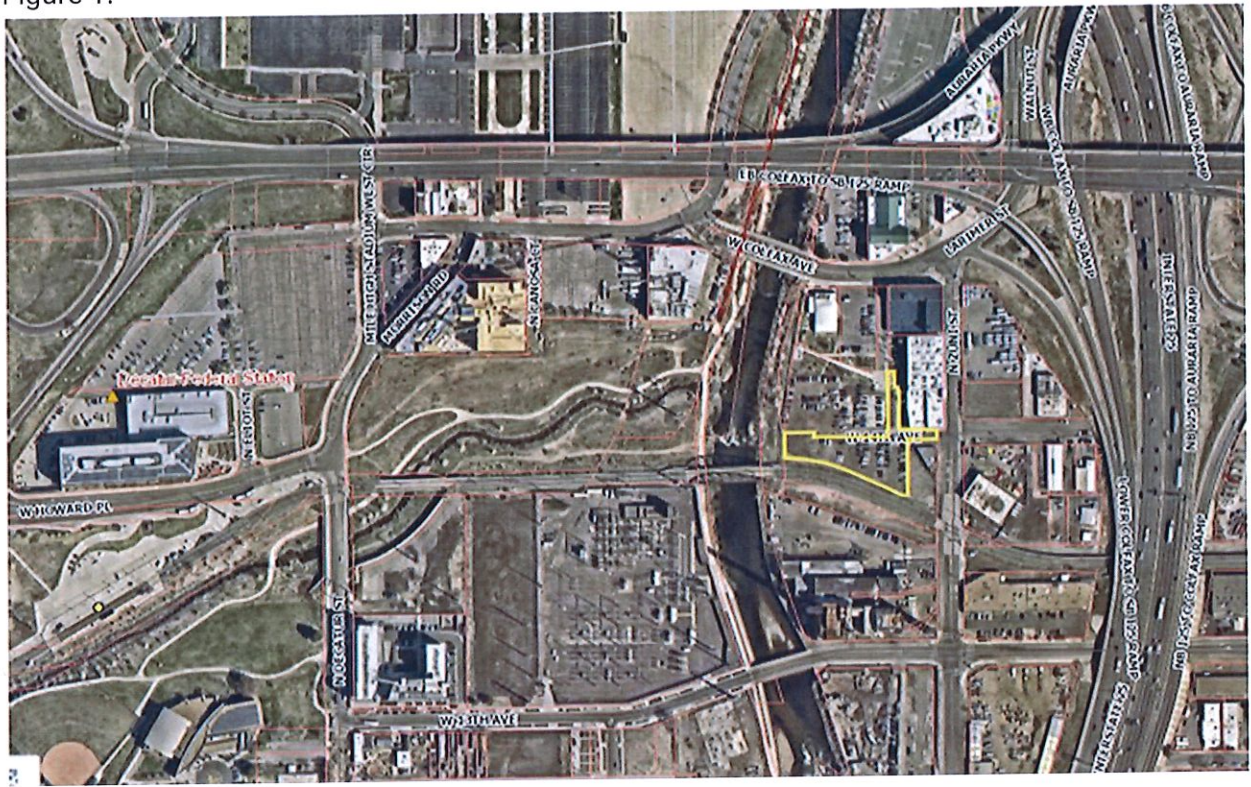


Figure 2.

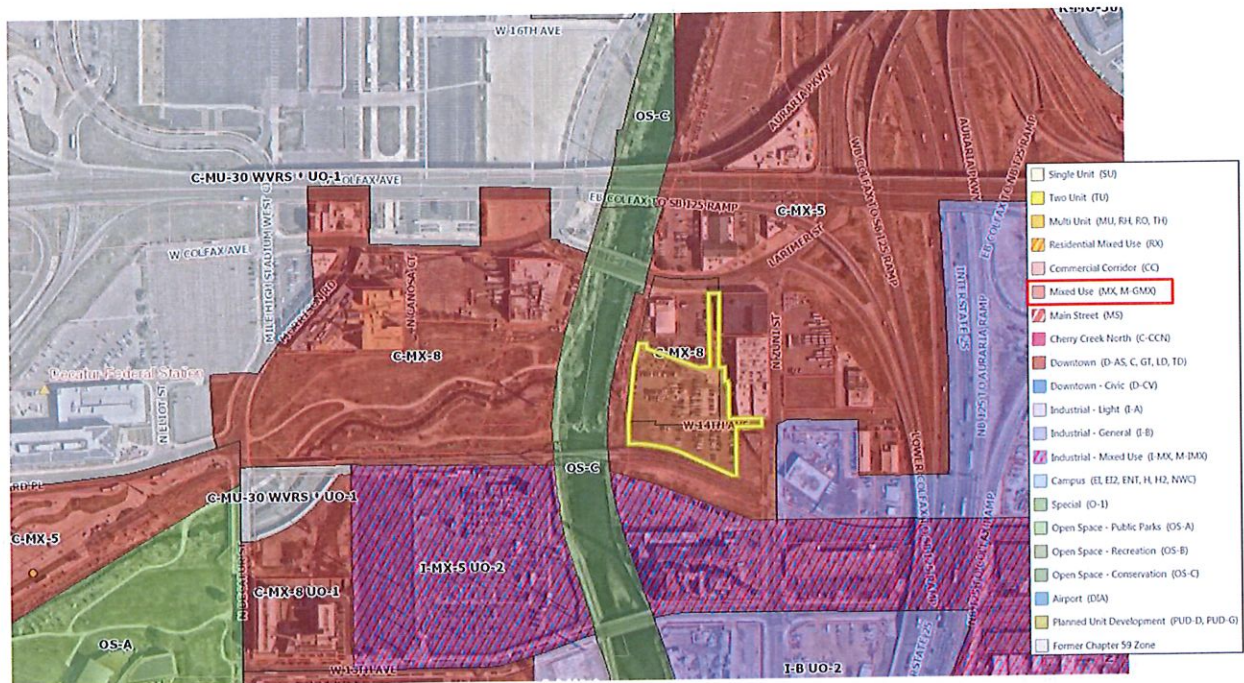


Figure 3.





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



Figure 1.

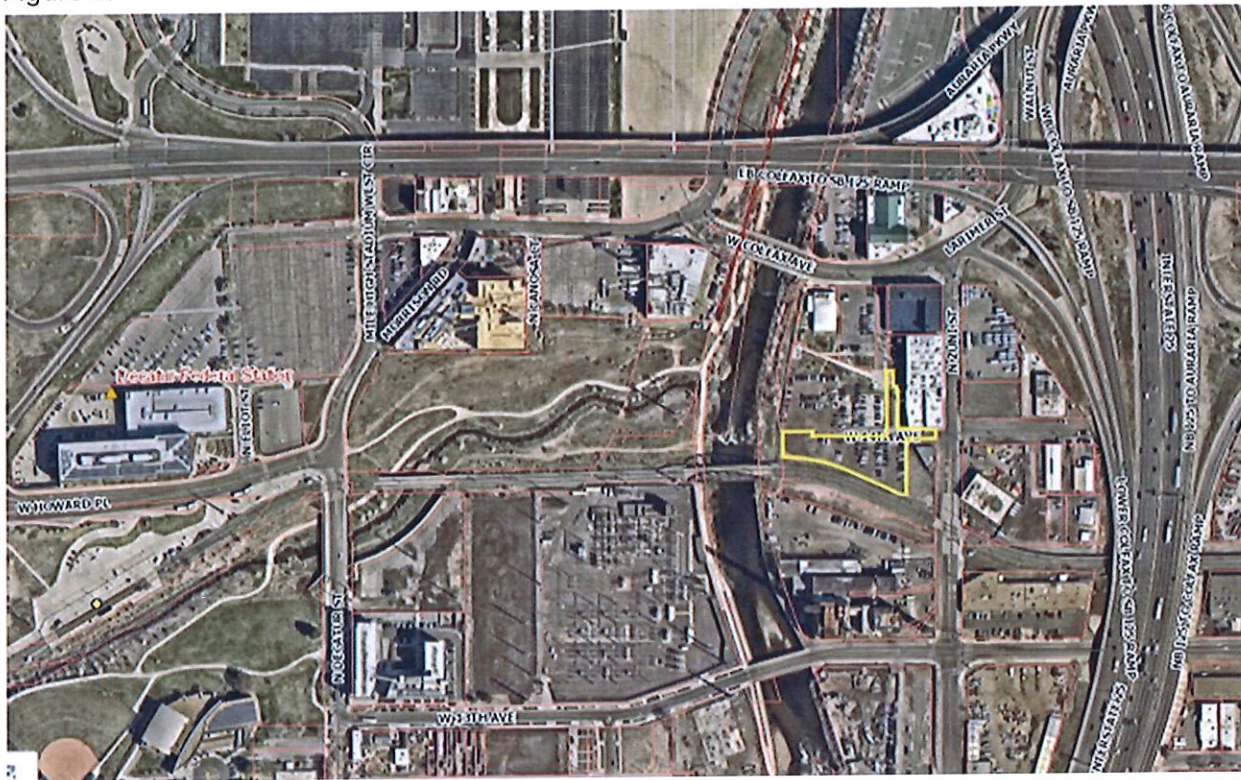


Figure 2.

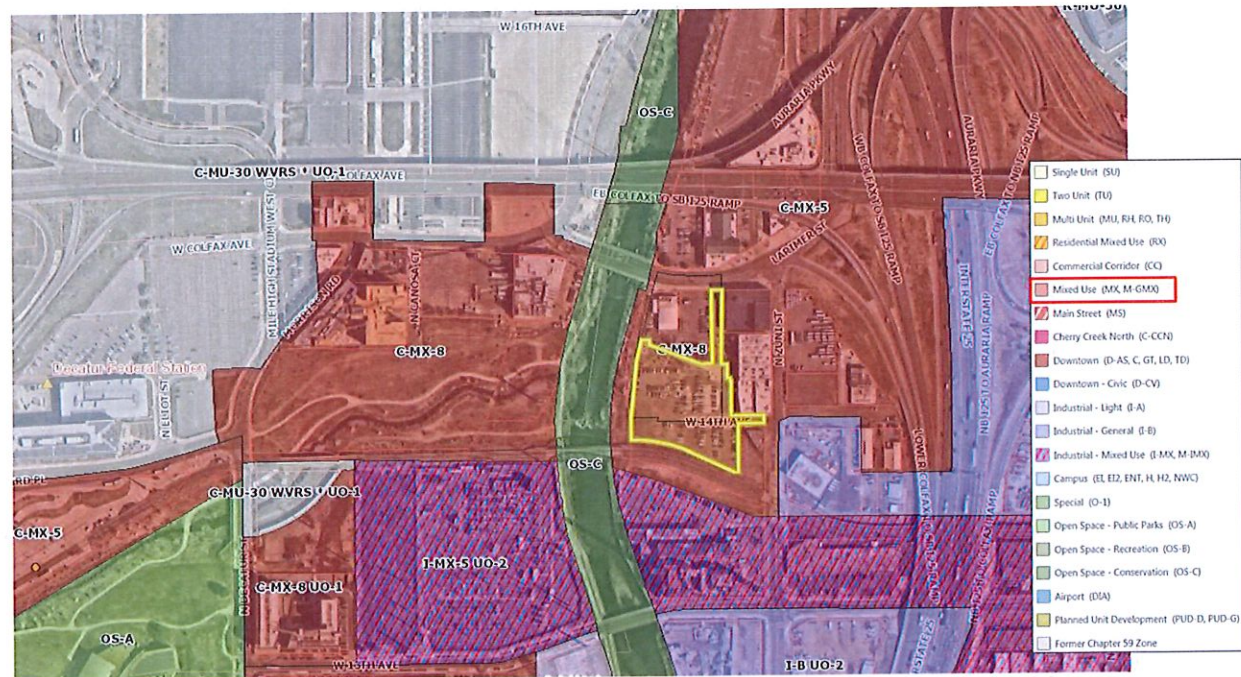


Figure 3.





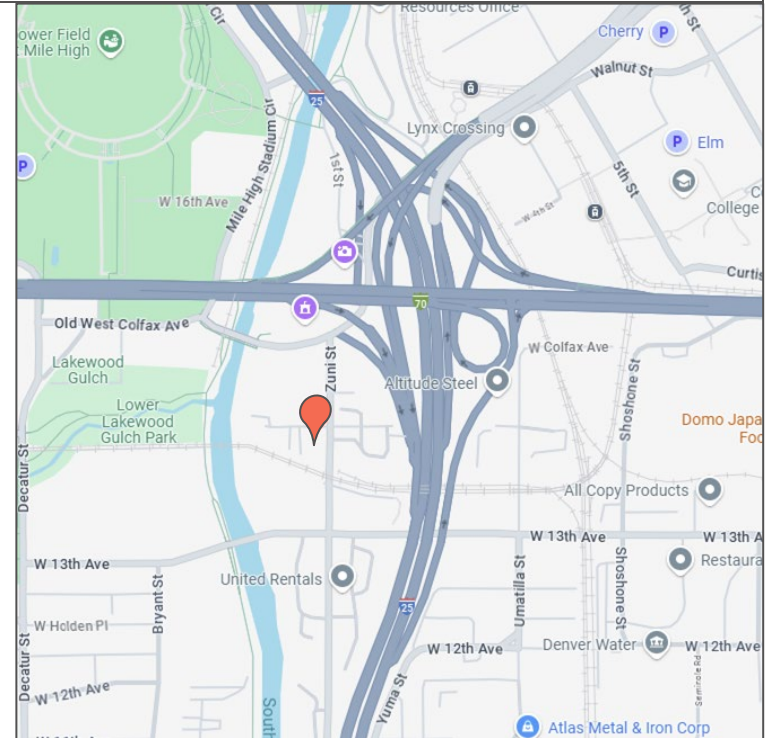
Feb 2025	
<h1>STEAM on the Platte</h1>	
<p>Rezoning 2420 W. 14th Ave Susan Powers, Urban Ventures LLC</p>	

# STEAM on the Platte

Rezoning 2420 W. 14th Ave  
Susan Powers, Urban Ventures LLC

# Application to rezone 2420 W. 14th Avenue

*Developer:*  
Weins Development Group





# Site History

## Indigenous Presence

- The Ute people inhabited the area
- Other tribes, including the Cheyenne and Arapaho, also traveled through the region.

## Jewish Settlement

- Jewish refugees from Czarist Russia, initially settled in Pueblo, moved to this site.
- They built homes and established two religious congregations.

## South Platte River Flood

- Industrial sites along the river were inundated by the flood.
- The flood led to a shift in Denver's approach to the South Platte, initiating cleanup and revitalization efforts that continue today.

Pre - 1858

1858

1880s

1950s

1965

Present

## Gold Rush & Displacement

- The arrival of settlers during the 1858 Gold Rush disrupted Indigenous communities, leading to their displacement.
- Railroads and industrial development began to dominate the landscape.

## Industrial Transformation

- Jewish residents and businesses remained in the area until the early 1950s.
- Industrial uses replaced the residential and commercial properties, as documented in Sanborn Maps.

## Redevelopment

- Riverfront activation with:
- Market-rate and income-restricted housing
  - Commercial space
  - Improved connectivity between the community and the river

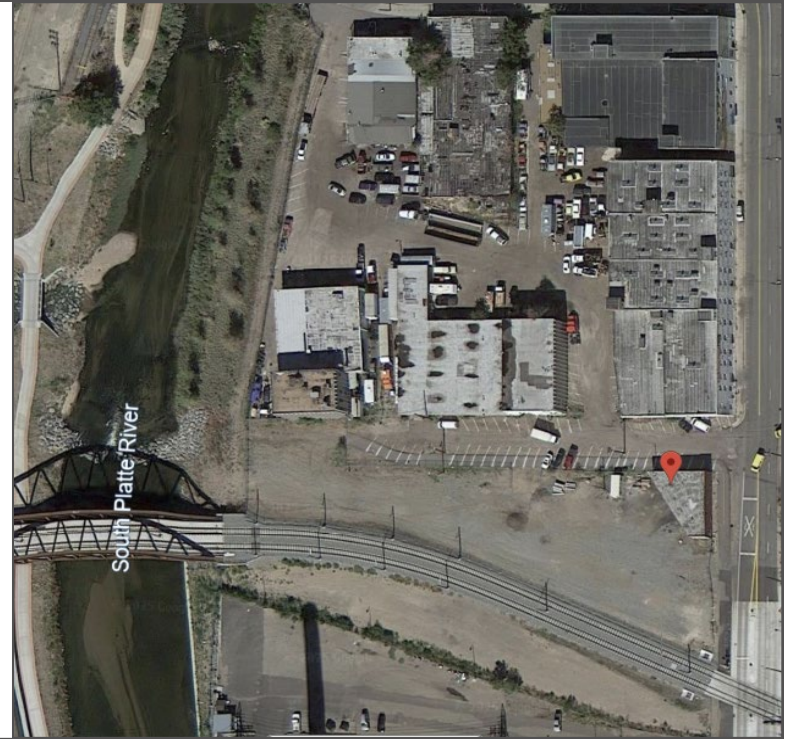
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# STEAM on the Platte Evolution

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**Vision: A mixed-use community that embraces its presence on the Platte River and its industrial history**

- Purchased in 2015
- 2017 Warehouse redevelopment
- 2019 Raices Brewing Company opens
- 2025 STEAM Residences



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*Google Earth 2012-2025*

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# STEAM on the Platte Evolution

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**Vacant office**



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# STEAM on the Platte Evolution

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**STEAM offices**





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# STEAM on the Platte Evolution

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**STEAM offices**



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# STEAM on the Platte Evolution

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**Vacant bowstring  
building**



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# STEAM on the Platte Evolution

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**Raíces**





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# STEAM on the Platte Evolution

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**Vacant bowstring  
building**





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# STEAM on the Platte Evolution

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**Raíces**





# Zoning Change Proposal

- Split zoning
  - C-MX-8
  - C-MX-5
- Request is for C-MX-8 across the full parcel

# Development Concept

## Completion of Steam on the Platte Development Plan

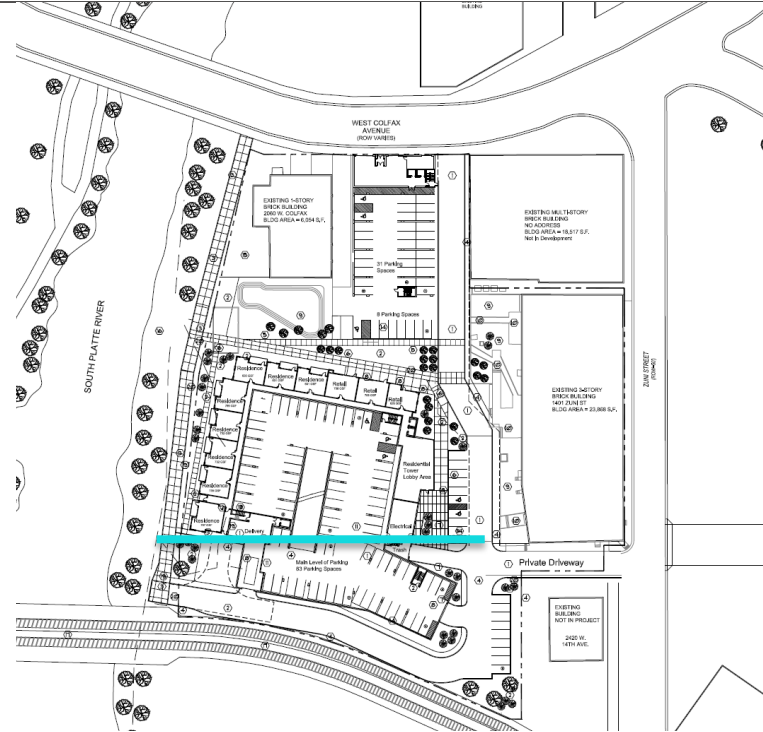
### New Housing

- 240 residential units
- 29 affordable units (12%)

### Hotel

- ~110 rooms
- New jobs

## Art District Connections



# Existing Conditions



- Surface parking
- Vacant lot - former RTD property



# Urban Center Mixed Use (C-MX)



## *C-MX-5*

Allowed Building Forms

- Town House
- General

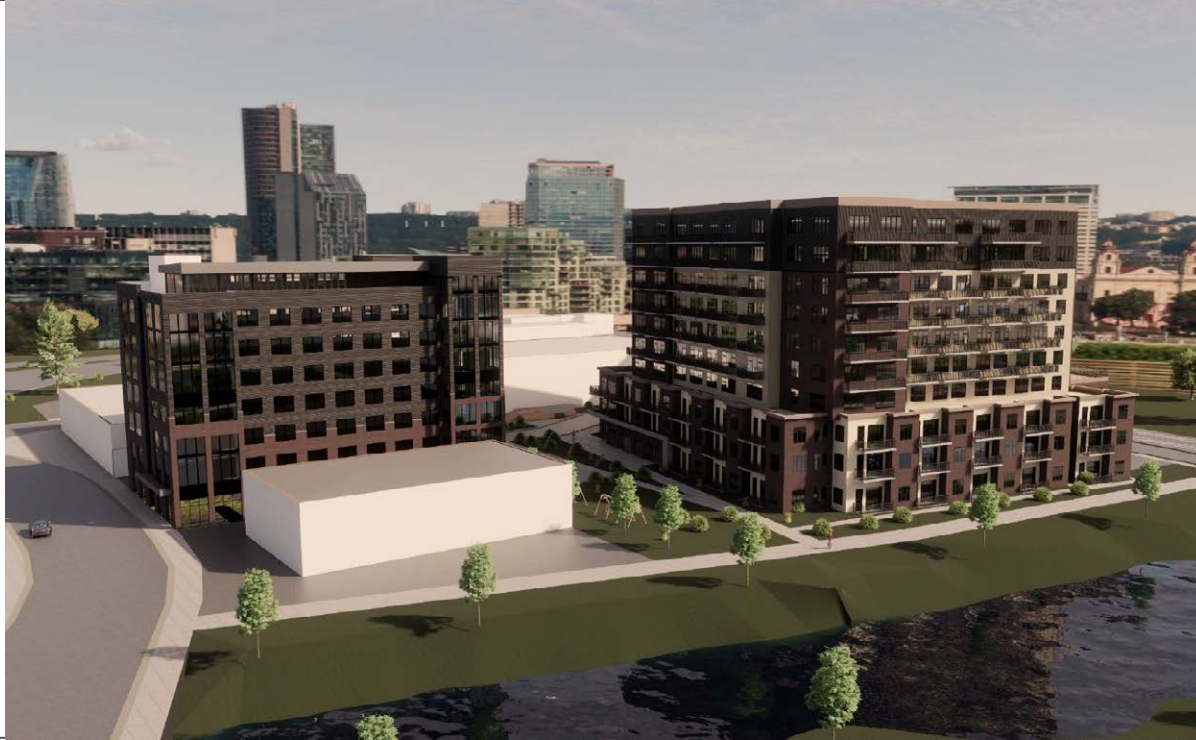


## *C-MX-8*

Allowed Building Forms

- Town House
- General

# Development Concept



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# Next Steps and How to Engage

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- February - Application submittal & Review for completeness by planning staff
- March - Notice of planning board hearing
- April - Planning board review
- May - South Platte River Committee
- June - City Council

Can we count on your support for this rezoning?

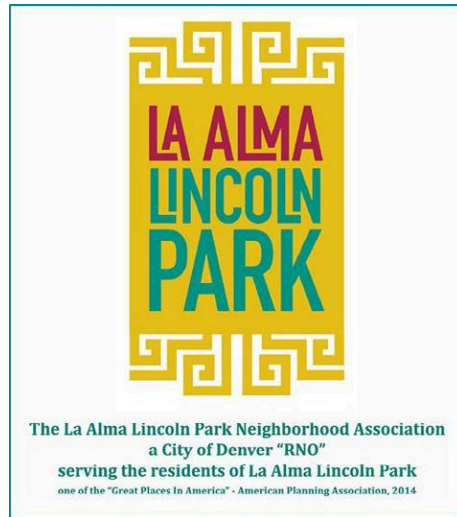
Letters of support

Email: Susan@urbanventuresllc.com

Written comment for the city

Email: Anthony.Lechuga@denvergov.org

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**La Alma-Lincoln Park Neighborhood Association (LPNA)**

The Neighborhood Association for one of the "Great Places in America"

**LETTER OF SUPPORT**

March 14, 2025

Denver Community Planning and Development  
201 W. Colfax Ave.  
Denver, CO 80202

To whom it may concern,

As a Registered Neighborhood Organization (RNO) in the La Alma Lincoln Park Neighborhood, we support the rezoning application for the property at 2420 W. 14<sup>th</sup> Avenue.

Currently this property has split zoning, with the northern portion zoned as C-MX-8, and the southern portion zoned as C-MX-5. The property is owned by 1401 Zuni Investments LLC, who have developed "Steam on the Platte" and Raices Brewery on adjacent properties.

These parcels along the South Platte River are at the very western edge of the La Alma Lincoln Park Neighborhood. Neglected for many decades, Denverites are finally recognizing the importance of this area to Denver's growth, and the potential for development along this section of the river. The zoning change from C-MX-5 to C-MX-8 would unify the area, allowing for more impactful development. The additional residential units proposed will help to alleviate our housing crisis and improve this historic part of the City.

We urge Community Planning and Development to approve the rezoning of this property.

Nolan Hahn, President  
La Alma Lincoln Park Neighborhood Association  
[www.laalmalincolnpark.org](http://www.laalmalincolnpark.org)



# SUN VALLEY COMMUNITY COALITION

Date: **May 28, 2025**

To: **Denver Planning Board**

From: **Jeanne Granville, President, Sun Valley Community Coalition (RNO)**

Re: **Neighborhood Position Statement**

**Application # 2024i-00186**

**2420 W. 14<sup>th</sup> Ave. Denver, CO. 80204**

At a meeting held on **April 1, 2025**, with **41** members in attendance, with a total of **39** members voting,

**39** voted to support the application

**0** voted to oppose the application; and

**2** voted to abstain on the issue.

It is therefore resolved, with a total of **39** members voting in aggregate:

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

**Approve**      Application # **2024i-00186**

Comments:

The SVCC provides for a youth vote that, while not determining final outcome, does inform adult vote and is recorded. 8 youth were present at the meeting and unanimously voted in support

Over the years, the SVCC has been very supportive of the Steam on the Platte campus development. Sun Valley's topography is very much a "valley" along the South Platte River with the river serving as its eastern boundary. While Sun Valley is not technically the neighborhood of location for this parcel, its location along the eastern riverbank and along Lower Colfax makes it psychologically very much a part of Sun Valley's neighborhood. The SVCC applauds its developer, Urban Ventures, LLC, who has been a catalyst for revitalizing this previously neglected industrial section of the neighborhood while respecting its character and history. The SVCC previously supported rezoning to CMX-8 for an adjacent parcel, and similar rezoning for this parcel will allow for the planned development of both parcels to move forward.