Don’t Forget What’s Already There

APA Colorado State Conference
Keystone, Colorado

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Building Communities with Strong Values

The mission of Urban Ventures is to redevelop urban properties into communities that make a positive contribution to the neighborhood fabric and create sustaining value.

Our Focus

- Healthy Places
- Sustainable Communities
- Workforce Housing
- Adaptive Reuse
Aria Denver

- Acquired by Urban Ventures, LLC and Perry Rose (jointly Marycrest Land, LLC) in 2012

- **Project Components:** Mixed-use project with a total of 450 residential units, 30,000 square feet of commercial space, a one acre food production farm, and the preservation of the original convent.

- **Gross land area:** 17.5 acres
Pre-existing Conditions

- Greenfield Site in the City with no utilities to support redevelopment
- Impact of multiple governmental jurisdictions (Adams and Denver)
- Multi-phased development within a City Site Plan process that is static
Building on the Past to Meet Current Market Needs

Aria Denver – Convent to Cohousing

• Challenges of renovation vs. new construction

• Importance of Historical context of the site

• Implementation of zoning codes for future lifestyles
STEAM on the Platte – History

• 3.2 acre site acquired by Urban Ventures, LLC and White Construction Group in 2014

• **Phase I**: completed in September of 2017, features the preservation of a 100 year-old 65,000 sq. ft. brick and timber warehouse

• **Phase II**: Raices Brewery, conversion of an eighty year old, 6,000 sq. ft. bowstring building into a Brewery, along the Platte River

• **Future Phases**: New construction of commercial offices and residential space on the balance of the site
The Site

STEAM on the Platte Master Plan

- Worked with the City to get approvals to orient the entrance of the site towards the river

Site Location
Pre-existing Challenges

• Extensive environmental issues on the Site

• Pioneering Neighborhood (i.e., not RiNo)

• Access challenges due to location

• Historical aspects of the site
Stormwater Approach
1401 Zuni Building

Before paint removal

Exterior after

Exterior before

After paint removal

Exterior after
1401 Zuni Building

Before sodablasting

After sodablasting

Before

After
STEAM on the Platte Neighborhood Redevelopment Plans
STEAM on the Platte
• Denver Building Code Amendment accommodating measures to ensure the preservation of buildings built prior to 1965

• Multi-phased projects work better with the same city staff throughout

• Surprising aspects associated with redeveloping pioneering neighborhoods