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# Hybrid condo and affordable project coming to Sloan's Lake

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A hybrid condo and affordable housing development will break ground at 17th and Newton across from Sloan's Lake.

Developed by Zocalo Community Development, it will have 170 market-rate units and 170 affordable rental units.

The affordable units will be priced for people earning between 50 and 60 percent of the area median income, four of which will be three-bedroom units targeted for families with formerly-homeless school children.

According to David Zucker, Zocalo co-founder and CEO, the purpose of this project is to build a project of positive community impact that achieves a mix of housing types.

"I want to be able to do something good for the community," he said, adding that the lack of affordability in and around Denver has created a "sense of loss."

The ground floor will have up to 12,000 square feet of office, restaurant space, and up to 6,000 square feet of community serving retail.



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The developer will build a half affordable, half-market rate project across from Sloan's Lake.

The retail space will be leased to a community-serving purpose (such as a nonprofit) at no rental cost, only operating fees.

It will include 600 total parking spaces.

Amenities will include a public gathering plaza at the corner of 17th and Newton outside of the retail spaces.

Despite the affordable housing and community-serving retail space, Zucker said that not all of the residents in the area are on board with the project, mainly because of its impact on open space.

Those residents opposed would like to see more green space in the area, he said.

Ultimately, Zucker said the issue boils down to a deliberation of virtues.

"The neighbors opposed to it are opposed that it's not as much open space as they'd like to see — but our virtue is that it's 50/50 affordable with condos as well."

Zucker, who has lived and worked in Denver since 1990, said that there is "no plan" that could have anticipated how much Denver has grown in the 16 years since Blueprint Denver.

He called it a challenge for many people.

"I don't take the concerns of the neighbors lightly," he said. "It's just that this is a different Denver than when they moved in. There are different challenges."

Zocalo has a few more projects in the pipeline, all of which will focus on affordable, sustainable and diverse developments, Zucker said.

The Sloan's Lake project does not have a name or completion date yet.

**Kelcey McClung**

Reporter

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