



1800 Larimer Street
Denver, CO 80202

February 25, 2025

Zuni Generation Station Community Stakeholders

Dear Neighbor,

We are reaching out to give you an update on the Zuni Generation Station in the La Alma/Lincoln Park and Sun Valley neighborhoods of west Denver.

As you know, in January 2021, we received approval from the Colorado Public Utilities Commission (PUC) to decommission the plant and demolish the structures. We heard from the community that there might be interest to adaptively reuse the property. Thus in 2022, we committed to a moratorium on abatement of the Zuni Generation Station that would impact the structure while meeting monthly with the prior Mayoral administration to explore options for Denver to exercise their right of first refusal (ROFR). Part of that exploration included joint meetings with Denver's leadership and the Denver Urban Renewal Authority among others.

During that time, we committed and executed on the following:

- Attended neighborhood meetings and continuing the community dialogue
- Gave community members and potential buyers access to tour the building
- Provided transparency regarding requirements in selling the property (listed below)

When we began our discussions with the City and County of Denver on Zuni Station, we articulated three fundamental requirements:

- We would not be able to incur additional costs that would be borne by our Colorado customers, as outlined in our Colorado Public Utilities Commission-approved decommissioning plan.
- The City and County of Denver would need to exercise their right of first refusal to purchase the property; and
- The Company would need to be released from long-term legacy liability.

We have a long history of partnering with the City and County of Denver on public projects and goals. We worked with the City and Denver Housing Authority on a portion of the Zuni property in Sun Valley, which is now making way for a new riverfront park and much needed housing. We remain committed to doing what is right for the community within the bounds of our approved decommissioning plan and our three requirements, stated above. We remain committed to some community benefit on a portion of the Zuni property.

Xcel Energy heard feedback from the community that it was strongly opposed to another substation being located on the site. However, we explained that should the property not sell, we may need to locate utility infrastructure on the site to help Denver reach its electrification goals. A core principle at Xcel Energy is to ensure we provide safe, reliable and affordable energy for the communities we serve.

Xcel Energy is not a community developer. It is our practice and approach not to undertake redevelopment of existing facilities. We have seen around the country multiple examples of how this has not worked and has placed a significant burden due to the cost to our customers and ratepayers.



1800 Larimer Street
Denver, CO 80202

As of February 18, 2025, the City has opted to not exercise its right of first refusal to purchase the property, leading us to our next step of putting the site up for public sale for 30 days. The public sale for 30 days is to give any other potential buyer the opportunity to purchase the property as-is and under the same conditions it was offered to the City and County of Denver. Potential buyers would need to sign a Purchase Sale Agreement during the 30 days.

If you know of any parties interested in the purchase of the Zuni Generating Station site, please direct them to inquire with Tyler Reed with Stream Realty at Tyler.Reed@streamrealty.com or 303.957.5319. After the 30 days expire, we will continue to abate the property according to the Colorado Public Utilities Commission (PUC) approved decommissioning plan.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Grace Lopez Ramirez', written over a horizontal line.

Grace López Ramirez
Senior Manager, Community Relations

CC:
Denver City Council

Registered Neighborhood Organizations:

Central Platte Valley - Auraria RNO
Community Coalition of Barnum
Curtis Park Neighborhood Association
Jefferson Park United Neighbors
La Alma Lincoln Park Neighborhood Organization
Lower Downtown Neighborhood Association
Sloan's Lake Citizens' Group
Sun Valley Community Coalition
Valverde Neighborhood Association
Villa Park Neighborhood Association
West Colfax Association of Neighbors
West Colfax Business Improvement District

Community Partners:

Bosk
Citiventure Associations
Colorado Preservation, Inc.
Columbia Group
CU Denver – DURP
DoCoMono



1800 Larimer Street
Denver, CO 80202

EarthLinks
Fresh Start
Gates Family Foundation
Historic Denver
JNS Architecture + Interior Design
Meow Wolf Denver
NEWS ED
Raices Brewing Company
RE | Solutions
St Charles Town Company
Sun Valley Kitchen + Community Center
The Greenway Foundation
Tres Birds
Urban Land Conservancy
Urban Ventures
Urban Villages