

48TH & RACE TOD

Community Engagement Sessions

Morning and Evening Sessions

SEPTEMBER 18, 2018



Two sessions were held in the Clínica Tepeyac Community Room for the September Third Tuesday fall sessions, one at 9:30am and one at 5:30pm. Around 13 community residents participated in the morning session, with about 21 community residents in the evening session, in addition to other participants. Notable other attendees included representatives from GES Coalition, Community Wealth Building, Elyria Swansea Neighborhood Association, and the manager of the Parks & Rec building adjacent to the site. Ad Verbum Productions provided translation services.

Michael Miera, Manager of Neighborhood Partnerships for ULC presented the history of the site and the selection of the developer process in conjunction with Debra Bustos, director of real estate, then Elena Thomas Faulkner, Chief strategy officer for Tepeyac shared the mission of Tepeyac as well as the reasons for its involvement. Tepeyac CEO Jim Garcia added a few comments at both sessions in support of the development.

Norris Design principals Bonnie Niziolek and Brad Haigh described the site's opportunities and challenges, and the design goals of the first phase, as well as the zoning of the property. They described the intent and continuation of the community meetings on the Third Tuesday of the month through November 2018, then resuming monthly or every other month in 2019, and also provided information on the website and email address, info@48thrace.com. The anticipated schedule of the project was also reviewed.

Columbia Ventures' Managing Partner Dillon Baynes shared the background of his firm, as well as images from a similar site development in Atlanta. He detailed the likely affordability piece for the anticipated 4% LIHTC execution. He then hosted Q&A for over twenty minutes at each session.

Questions were raised as to whether the Phase I apartments would be permanently affordable (yes, for decades), concerns about culturally/appropriate property management, whether vouchers would be accepted, whether a percent or number of properties would be set aside for seniors or people with disabilities. Columbia advised that a Neighborhood Preference Policy would be created, in conjunction with City of Denver and Denver Housing Authority, that it has an interest in ensuring that the property management meets the needs of the community and

maintains the property very well, and that no specific number of units would be designated for seniors or persons with disabilities, but that access for those groups could be achieved through existing government programs (such as Section 8 vouchers), that are welcome to participate in the program. Columbia advised that undocumented tenancy would be supported to the limit of the finance regulations and that Columbia supported such an effort.

Interesting ideas were circulated for the commercial component: used bookstore, internet community room, fresh food, 501c3 tenancy, community cooking space, laundromat, toy store, gas station. A police mini precinct was not recommended.

Columbia described the ULC Environmental studies, which determined the site is effectively clean save for naturally occurring recognized environmental contaminants that are well within safe levels. Debra Bustos, ULC's SVP of Real Estate responded "yes" when asked if excerpts of the study could be either handed out or posted on the website.

Gourmet To Go Denver provided a nice meal service for each meal, as Comal was not able to do so, though they will in the October meeting. Sign in sheets were collected. The crowd advised that flyers handed out by GES Coalition and door to door perhaps gave the best advertising for the first session. Both meetings ended within the approximate 90 minute scheduled timeframe.

Recordings of modest quality are stored online on the Columbia Ventures Drive.

The October sessions will focus on the built environment.

