

48th & RACE TOD

Community Engagement Session

September 24, 2019

Columbia Ventures hosted a community update meeting on Tuesday, September 24th in the community room at Clínica Tepeyac's administrative building on High Street. About 30 people attended; the meeting began around 6:15pm and dinner was served, by Comal.

Diana Stoian of Columbia Ventures presented, in addition to Dillon Baynes.

Finances for the \$58 million project: about 90% of the capital sources needed have been identified and are being pursued, with a financial closing anticipated in April 2020. The project was awarded 4% competitive Colorado State Tax Credits in May, 2019. Each of the components of the project, the 150 affordable and workforce residential units, the 24,000 sf clinic, and the 7,000 sf of neighborhood facing retail, targeting fresh food, are independently and collaboratively working to complete the capital needed for the project.

Jim Garcia, CEO of Clínica Tepeyac, spoke about the fundraising occurring for the clinic, and described the anticipated doubling of clients served in the new facility, as well as expanded services there.

A timeline of the project was presented. Construction is anticipated to begin in April and take approximately 18 months.

A number of in-progress images of the project were presented—please note these are preliminary and will continue to evolve.

Community members expressed a desire for priority in being approved for tenancy in the apartments, priority in being served by the clinic, as well as having input on the types as well as individual tenants for the retail space. Additionally, they expressed a desire for more channels and notice of upcoming meetings.

Columbia expects to host the next community meeting in the winter.

48th & Race Update



- ① ELYRIA PARK
- ② NWC
- ③ COLISEUM
- ④ OLG CHURCH
- ⑤ SWANSEA ELEMENTARY
- ⑥ SWANSEA PARK
- ⑦ FOCUS POINTS
- ⑧ GROWHAUS
- ⑨ RIVERSIDE CEMETERY



Financing Updates

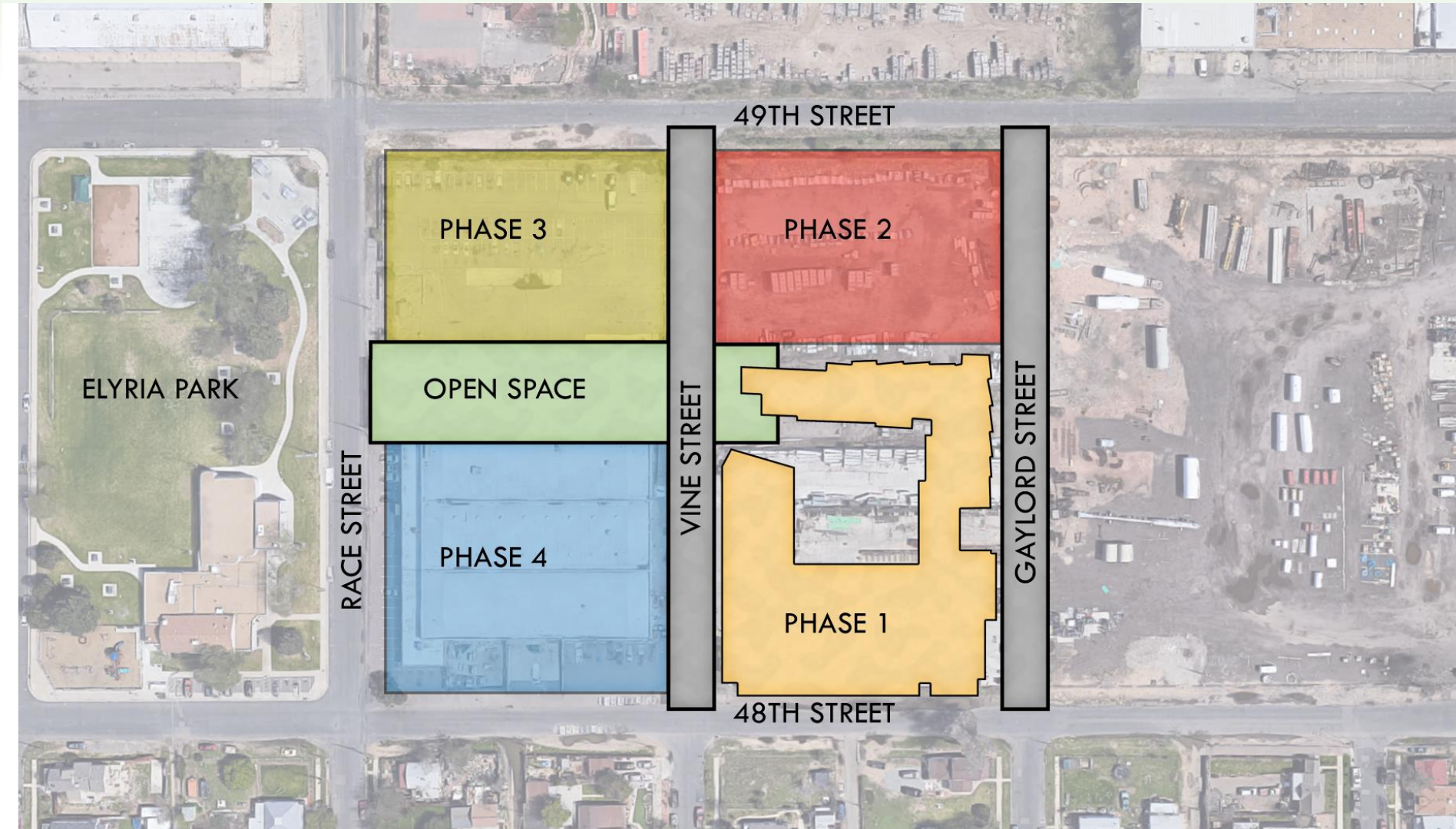
- The project received low income housing state credit allocation in May 2019;
- CHFA's Loan Committee approved the issuance of an official declaration of intent to issue bonds, which will provide part of the construction financing;
- Colorado Department of Housing's State Board approved a \$1.1M loan;
- Denver Economic Development and Opportunity (DEDO) will begin the review and approval process for a \$3.7M loan.



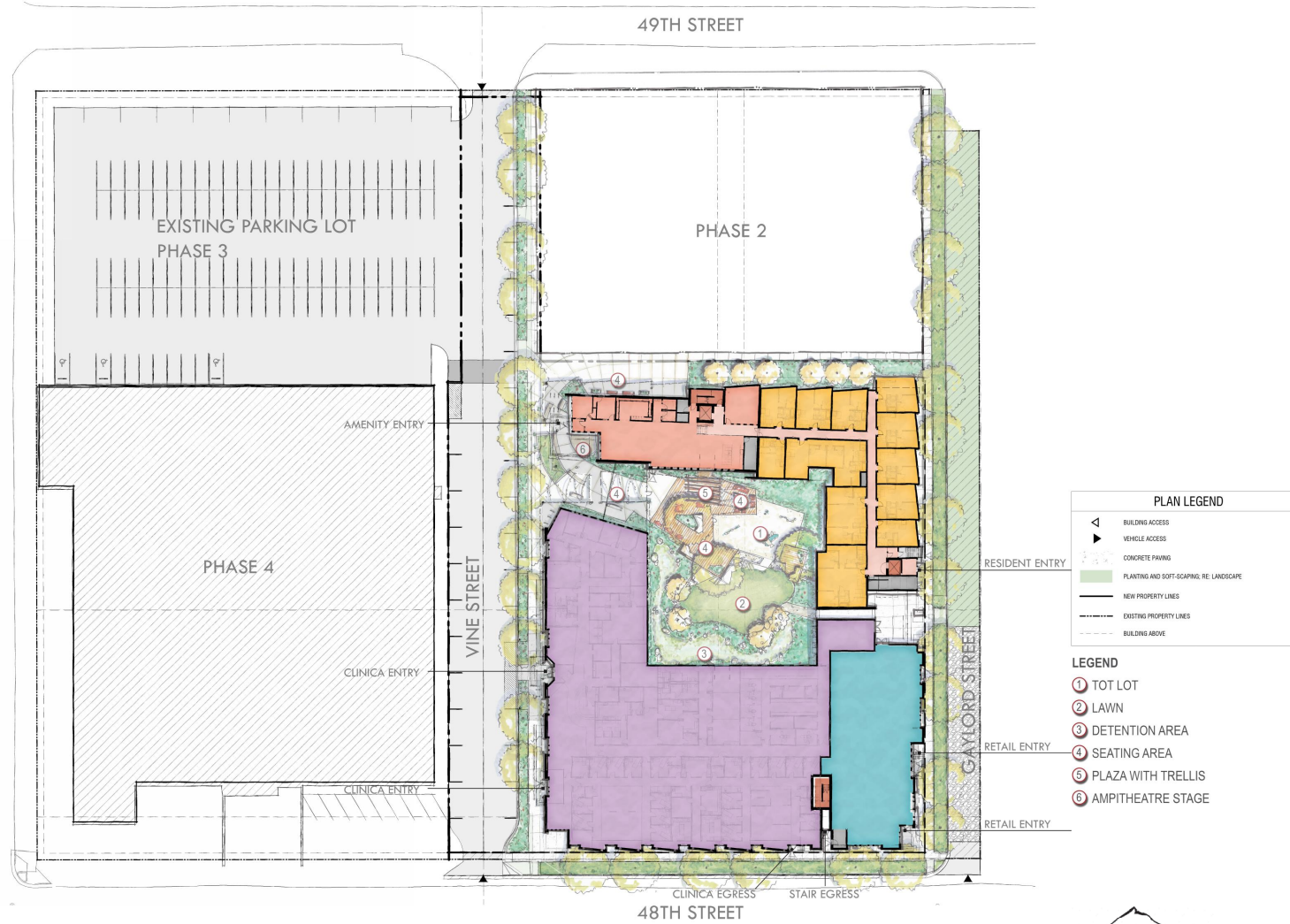
Areal View of Site



Master Site Plan



Phase 1 Site Plan



PLAN LEGEND

	BUILDING ACCESS
	VEHICLE ACCESS
	CONCRETE PAVING
	PLANTING AND SOFT-SCAPING, RE LANDSCAPE
	NEW PROPERTY LINES
	EXISTING PROPERTY LINES
	BUILDING ABOVE

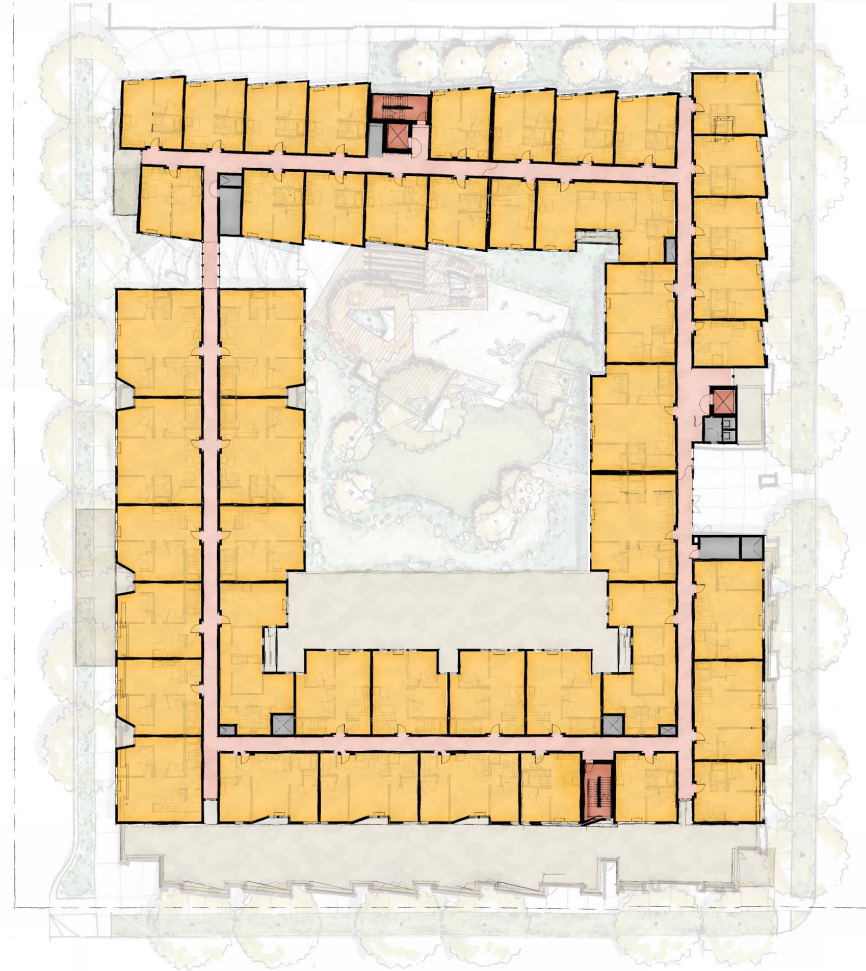
- LEGEND**
- ① TOT LOT
 - ② LAWN
 - ③ DETENTION AREA
 - ④ SEATING AREA
 - ⑤ PLAZA WITH TRELIS
 - ⑥ AMPITHEATRE STAGE



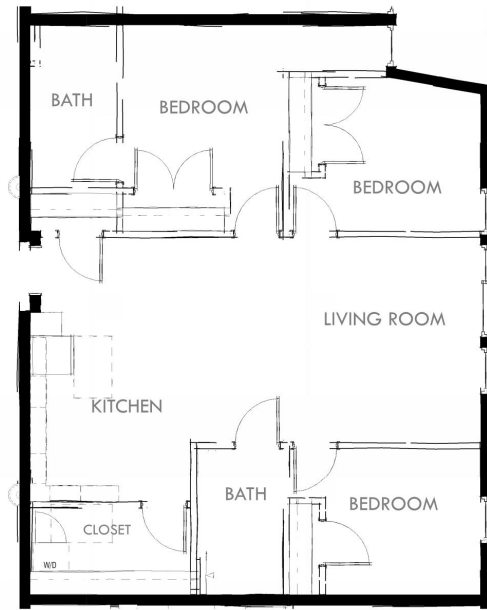
Ground Floor



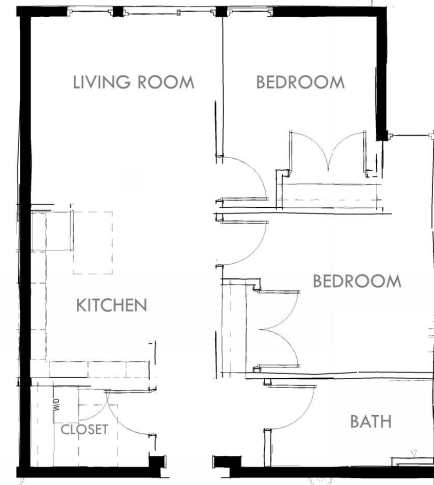
First Floor



Sample Unit Plans



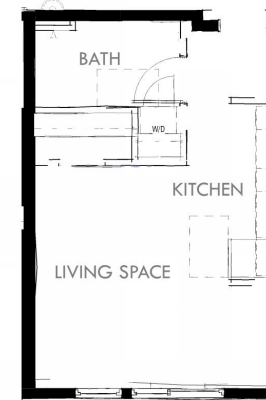
3 BEDROOM



2 BEDROOM



1 BEDROOM



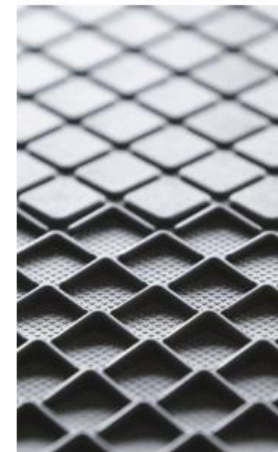
STUDIO

View on 48th Avenue

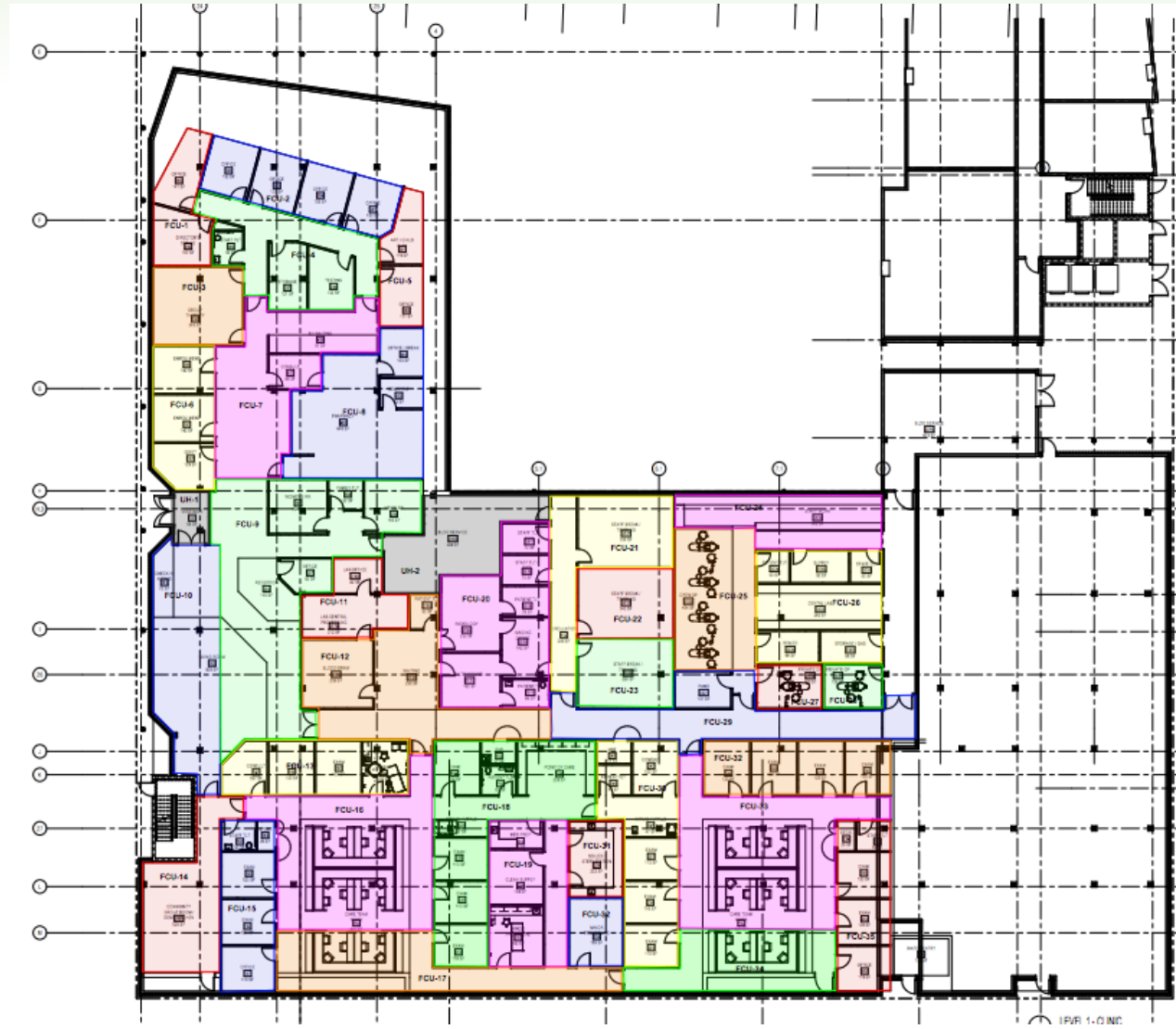


VIEW EAST ON 48TH AVENUE

Inspirational Images for Building Exterior



Clínica Tepeyac & Retail Space



Timeline

Design & Pre-construction



Construction Start – April 2020



Completion – October 2021



Surrounding Infrastructure and Development

WB I-70 Brighton Blvd. to Colorado Blvd.



EB I-70 Brighton Blvd. to Colorado Blvd.



Bridge over Union Pacific Rails



National Western Center Redevelopment



RTD Station at 48th & Brighton



2019

2020

2021

2022

2023

2024

Next Steps

- Continued conversations regarding the Community Benefits Agreement with GES Coalition and other stakeholders

We Welcome Your Questions

