

Colorado Boulevard Healthcare District Board

May 3, 2012

Draft Meeting Notes

Board members in attendance: Karen Kidneigh, Bradley Zieg, Dave Turnquist, Lisa Bingham, Bill Buxton, Keith Peterson, Geri Reinardy, Councilwoman Mary Beth Susman, Mary Nell Wolff, Marcus Pachner, David Bromberg.

Meeting was opened at 4:05 by Chair Mary Nell Wolff. A motion was made and seconded to approve minutes from the March 2012 meeting.

Anne Rosen, Zing Development Consultant, made a presentation regarding a proposed Villa Mayfair Senior Apartment project to be located on Ivy Street between 8th and 9th Avenue. The current occupant, Colorado Art Institute, is scheduled to vacate in 2014. The project envisions a total of 209 deed restricted senior apartments ranging from \$623 to \$777 per month. Other amenities include a 9,000 square foot community room, computer labs, and fitness rooms. This project will include a new main entry on the south side facing 8th Avenue with 66 parking spaces and a 14 ft. landscape buffer. A motion was made and seconded by the CBHD Board to submit a letter of support for this project.

Marcus Pachner provided updates regarding the redevelopment of 9th and Colorado on behalf of Fuqua Development. Fuqua Development was formed by former key executives from The Sembler Company. Fuqua Development has assumed the role of master developer from The Sembler Company. The City of Denver, Fuqua Development and the University of Colorado have collaborated extensively on the sale of this complex development project. The project is moving forward with Fuqua Development and a fall/winter closing is anticipated. Furthermore, discussions with DURA continue; and, outstanding zoning and historic designation issues remain. After the closing, demolition will occur, please note, all adjacent property owners will be notified by the City once the demolition approvals have been obtained. One year of demolition is to be expected with the

southeast corner to be designated as a staging site. Discussions with potential national and local tenants remain confidential until a signed contract is procured. It is highly likely that tenant interest will increase following the ICSC (International Conference of Shopping Centers) on May 20. Marcus answered questions from the attendees regarding adjustments to the site plan, zoning changes, open space expansion, restrictions on demolition hours, and planned use for building salvage.

Tina Axelrad, Senior Planner for the City & County of Denver, announced that a full public hearing before the Planning Board will be held on June 20 regarding the design guidelines. Tina answered questions from the attendees regarding traffic flow, square footage, use of 40-60% transparent construction material, e.g. glass and roof plane requirements.

Institutional and neighborhood organization updates included reports from Geri Reinardy, National Jewish Health and Bill Buxton, Rose Medical Center. Geri stated that the 14th Avenue parking lot has been graded and will be completed in two phases by June and August 2012. Bill Buxton announced that by July 2012 renovation of the hospital's main entrance will be completed.

Mary Nell Wolff noted that a Special CBHD meeting may need to be scheduled in June or July 2012.

With no further items for discussion the meeting was adjourned at 5:35p.m.