ED Report May 2022

**C4C**

**Museum:**

No new updates.

**AFA:**

Requisitions moving forward as planned.

**Stadium/Arena:**

No New Updates

**UCCS Hybl Sports Medicine Center:**

No new updates

**General:**

Quarterly report filed

**Vineyards**

No new updates

**N. Nevada (University Village)**

No new updates

**Polaris Pointe:**

Ready to commence Powers Phase 2 from Voyager to State Highway 83

**Gold Hill Mesa:**

Finalizing PPLD/URA report before formally noticing taxing entities on Gold Hill Commercial (board approved last month). Once we have the legal description finalized we will also begin the process with planning commission’s approval for compliance with the city comprehensive plan.

Amendments to previously approved IGA (with BID) and development agreements for Gold Hill Residential in front of the board for vote this month.

**Weidner/City Gate**

Big thank-you to Parth for facilitating a URA 101 discussion with newer school board members at a work session. A week later the board approved (unanimously) full property tax pledge to the project. We also presented the project to the county and got 100% property tax but unfortunately less sales tax then asked for (.75% instead of .875% which equates to around 500,000). PPLD will be next once study is complete. Will have had our county work session meeting by our board date. Will update as soon as I have feedback. The city administration has decided to recommend to Council a 2% sales tax ask (as opposed to 1.75) due to the project providing much needed parking and relieving the parking enterprise on having to enter into their own project.

**S. Nevada**

I still am continuing to push for the inclusion of the east side of Nevada within the newly established sit/lie boundaries that cover the west side. Conversation is still to be continued.

Danny already has some stores open and is on hand to update the board on his recent efforts.

**City Auditorium**

Attended the UCCS Public Affairs board meeting that Wynne spoke of at the last board meeting (hosted by Linda Weiss and the city).

No new updates on URA activites.

**Museum and Park/Park Union**

I expect the impact report and plan to be coming to the board in the next 1-2 meetings. No other new updates.

**Ivywild**

Bristol’s Spark Beer and BBQ is opening up (Northern side of parking lot in front of the brewery). Mike Bristol told me that his storm water issues have been worked through at the city (discussed last month).

**Marriott**

You should have holds on your calendars for a ribbon cutting on June 23 at 10:30.

**Panorama Heights (formerly Almagre, Zebulan Flats and Lofts @ 1609)**

No new updates but Cohen Esrey was selected as the developer for The Place’s recent project announcement of an affordable housing project that will be built for young adults (18-24).

**Hancock Commons:**

We are still waiting for district 2 to give us the go for a final meeting after we presented to them at a work session on April 7th. Developer has updated some of their sales tax numbers with EPS so we can finalize the county impact report before we meet with them. Hoping to get D2 signed off on first because without them the project doesn’t pencil.

**Gazette SF:**

Project in hold status. No further work.

**O’Neil Group Project:**

Have no new updates from developer. Not even sure if this will be a URA project proposal.

**Lowell/Draper**:

Possible new update coming in front of the board next month.

**Potential Projects:**

Sasaki has been selected as the design partner for the Union Printers Home project that I mentioned in my update last month. I do expect that this project will seek URA designation and the project team has a dedicated project website up now as well:

[Union Printers Home - Union Printers Home Masterplan](https://unionprintershome.com/)

Be on the lookout for a future invite to a walking tour of the site.

**S/E Bus Tour:**

Last month I mentioned attending a bus tour that the office of Economic Development planned for the S/E side of town to highlight current and potential projects. I’ve invited Shawna Lippert (Senior Economic Development Specialist with the city) to present area goals to the board next month.

**ULI:**

Our next local committee meeting will be highlighting the Weidner/City Gate 2.0 project. We also plan on bringing in Shawna (city economic development) to discuss S/E opportunities at a future meeting. The executive committee is working through what a future leadership pipeline looks like (attached) and our 2022 Target actions are on track but evolving a bit.

Colorado Executive Team’s Target actions for 2022:

**1) Reimaging Healthy Urban Living**

--Reinvigorating public and commercial spaces during and post-COVID

--Continuing to support development and revitalization of healthy communities with access to active living, healthy food, economic opportunities and nature

**2) Promoting mobility and transportation**

--Envisioning the future of mass transit related to land use, development, mobility, the economy, and environmental quality

--Seeking innovation in alternative modes that support healthy, balanced communities with access to transit options for all

**3) Addressing the affordable housing crisis**

--Focus on the gap in “Missing Middle” housing where ULI can make a difference

***Continuing Priority:***

--Supporting Diversity, Equity and Inclusion (DEI) in ULI membership and as a ULI Best Practice

--Lead/coordinate regional efforts to improve South Platte riverfront as linchpin for for mobility, parks, recreation, healthy development

***Action steps:***

--Ensure that ULI is integrally involved in various affordable housing initiatives including task forces, focus groups

--ULI launches its own workshops to test the practicality of the City of Denver’s finance and policy strategies as they relate to affordable housing

--Engage national ULI expertise (such as the Terwilliger Housing Center) in local discussions

--Launch a series around Front Range Rail to influence at least 13 communities as they choose station sites, prepare infrastructure and access, and zone land around stations

**DCI:**

Not much more/new to report but as I take over as chair I’ll continue to seek ways that CSURA can be more involved in the organization moving forward.