ED Report July 2022

**C4C**

**Museum:**

No new updates

**AFA:**

Groundbreaking 7/25.

**Stadium/Arena:**

No new updates

**UCCS Hybl Sports Medicine Center:**

No new updates

**General:**

Need to keep tracking out of state visitors for future reports. We are out of administration funds and still have to provide annual economic report updates.

**Vineyards**

Hoping for a written update by this meeting.

**N. Nevada (University Village)**

No new updates.

**Polaris Pointe:**

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

Parking challenges for the Amphitheater that city and developer are working through.

**Gold Hill Mesa:**

Legal description has been finalized. Anticipate PPLD as first district vote in September.

**Weidner/City Gate**

Headed to PPLD and Budget Committee (City) next.

Attended a community meeting with Mill Street Neighborhood last week. I will give an explanation of some stated problems the community may bring forward when I deliver verbal report.

**S. Nevada**

Still receiving calls on eastside development. No concrete proposals though. Ryan may have an update on Hunter/Shake Shack and Storage facility.

**City Auditorium Block**

No new updates

**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**

No new updates

**Marriott**

Acknowledgement of the City & Developer agreement for Sales and Use tax is in front of the board for vote at this meeting.

Lumen8 restaurant appears to be doing VERY well.

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

Cohen Esrey is still trying to get their financing completed. Rates have not been easy for a project with already low margins. I plan on bringing in Lisa Sorenson for an update to the board soon.

**Hancock Commons:**

In reforecasting the sales tax numbers ask will be reduced to .5 from the county and 1% from the city.

**Gazette SF:**

Project in hold status. No further work.

**O’Neil Group Project:**

Blight study should be completed by next meeting.

**Lowell/Draper**:

Toby will be providing a project update and potential new path forward.

**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/)

EPS was contacted by Sasaki to participate in the project but sited conflict of interest because we will be engaging them to do our work and due diligence on designation.

**ULI:**

Had Rodney Milton (Colorado ULI Director) down for a lunch meeting to discuss possible upcoming tours and meetings. We’re planning on touring Pueblo and their downtown district in September and then doing a sports tour here in Colorado Springs (still working through times).

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.

Upcoming Events:

**Tuesday August 9th | 12-4PM**

Downtown Colorado, Inc. (DCI) and Colorado Municipal League (CML) presents the second installment for urban renewal staff, board members, and partners considering how best to maximize impacts of tax increment financing in downtown and redevelopment projects. The Tax increment Finance Workshop 201 will continue to review how the tool works, how to work with partners and best practices that guide the use of TIF in Colorado.

SoCo Tax Increment Finance Summit

**Friday October 28th | 9AM - 4PM**

Downtown Colorado, Inc. (DCI) is pleased to convene delegates from communities across Colorado for DCI's sixth annual Southern Colorado Tax Increment Finance (TIF) Summit.  Join a dynamic discussion of leaders around identifying ways to use TIF to support housing, workforce, and reshaping the public-private investment in our Southern Colorado communities.