Infill Development Panel - Overview

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Infill Involvement

Gates Rubber Redevelopment for Cherokee Denver, LLC

• Rezoning, Master Plan & Urban Renewal
• 50 acre brownfield redevelopment
• Rezoned TMU-30 10MM SF
• >100 stakeholder meetings
• Long process subsequent for TIF/GDP

Museum Residences – Corporex Colorado & Mile High Development

• Part of Cultural Complex at DAM
• 56 unit retail/residential on 1 acre
• Affixed to Operating Parking Structure
• Adjacent to Hamilton Building Construction
• Complicated Condominium Regime
Why Infill?

• Aging Baby Boomer Population
  – More Multi-Family Product
  – More Age-Restricted, Assisted Living

• Return to Urbanism
  – Frustration with Traffic
    (NAR – 87% want < commute)
  – Post 9-11 Desire for Community
  – Convenience Driven Society
Why Infill?

% of households married with kids

- 1970: 40%
- 2000: 25%
Current Infill Activity

Redevelopment of
Golden Buff Motor Lodge / Eads
Partner – Granite Properties
Co-development with LJD Enterprises - Boulder

- 3 acre infill site @ 28th Canyon
- 2nd busiest Boulder intersection
- High visibility adjacent to 29th Street, The Village, Marshalls Boulder Plaza
Current Infill Activity

Redevelopment of Golden Buff Motor Lodge / Eads

- Demolish existing 112 room motel & retail
- 250,000 – 300,000 SF – 4 stories
- Common underground parking
- Condominium air rights for buildings
- Retail, Office, Residential ()
- Zoned for up to 4.0 FAR
- Site Plan Review Process
- +/- $80MM Total Cost