

ED Report January 2025

Holiday Party Switchbacks Stadium

Had a BLAST and I hope you all did too! Big kudos to Dean for all of her hard work!!!!

C4C

Museum:

Will be a tour stop for the ULI National Conference in Denver (May)

AFA:

Opening is delayed until Summer of 2026.

Stadium/Arena:

No new updates

UCCS Hybl Sports Medicine Center:

No new updates

Vineyards

Still not closed and no updates.

N. Nevada (University Village)

No new updates but URA area will be studied for the ULI N. Nevada study taking place in February.

Polaris Pointe:

No new updates

Gold Hill Mesa:

No new updates on residential, commercial area bonds funded and URA signage should be up soon.

Weidner/City Gate

DP for phase 2 is being submitted very shortly.

S. Nevada

Sit lie ordinance extended to east side of the URA passed first reading at Council (7-2) and the second reading will be Jan 28th (See attachment 8.4 for boundary map).

City Auditorium Block

RFP was selected by committee. In legal review at the moment but should be finalized by next board meeting.

Museum and Park/Park Union

No retainer collected or consultant/study work commenced. County boundary questions.

Ivywild

Met with developers to look at new TIF pledges now that the bonds are set to be paid off in March/April. Developers will be in front of us at the February meeting to discuss their future plans.

Marriott

Still seeking ground level tenant (restaurant).

Project Garnet

Phase one (of two) should be opening soon. 77 million dollar federal investment through chips act (see media link in media report).

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

Opens in a month. Ribbon cutting to be scheduled for March. Carrie met with their team to discuss submitting reimbursements.

Hancock Commons:

Update in front of the board this week. Developer fee (2024) should be paid this month.

Gazette SF:

Project in hold status. No further work.

O'Neil/OneVeLa Project:

Passed Council 7-2!!! DP is in with URA comments back.

Bristow/Lowell:

Developer agreement should be in front of board by February.

True North Commons:

Hotel Polaris will be used for a reception event for the upcoming ULI TAP for N. Nevada.

Szanton Senior Affordable Housing Project:

Waiting on a meeting with CHFA to determine odds of project financing before we collect retainer. Looking to be a 2025/2026 Project at this point.

OCC DDA:

Self-imposed tax failed, ability to create DDA passed. Still having talks with this group encouraging them to move towards a BID instead of the DDA.

North Nevada Study:

Working with ULI, city, utilities, EDC/Chamber on a corridor study (Feb 2025). Going to be a GREAT opportunity for the area.

Union Printers Home:

EPS quote for work in hand. Retainer is out to developer group.

Odyssey @ Weber:

Retainer is collected and EPS is formally engaged. Study work will be coming over the next few months.

Potential Projects:

- Moreno/Cascade. No retainer paperwork has been completed. Norwood will be the master developer of this area under the agreement should this URA be formed.
- Park Union (see above update on Museum and Park, some questions on properties being included in the proposed boundaries (or not).
- North Nevada Redevelopment Steering Committee (potential project sites)
- Bijou Denny's site (Conflicts with OCC DDA boundary...)

Grant/Funding opportunities

Completed: N. Nevada 30k
Old Colorado City 10k
Street Breakfast/Rodeo 30k

Potential:

Market Study with Pikes Peak Housing Network

ULI:

- ULI Spring Conference will be in Denver in 2025 May 12-14! As a member of the management team we are already underway on planning for the event and I'm trying to coordinate a field trip to Colorado Springs. C4C projects will be highlighted.
- Urban planning exercise training on 12/12 @ Gold Hill Mesa went GREAT. Hoping we can get a chance to bring this into the schools still.

DCI:

Next month I will be immediate past chair of DCI after 2.5 years as chair of the organization. Still continue to chair the state URA committee.

