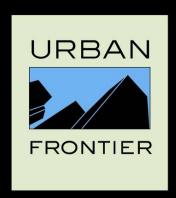
## Infill Development Panel - Overview

Steve Moyski Urban Frontier, LLC August 14, 2007





#### 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

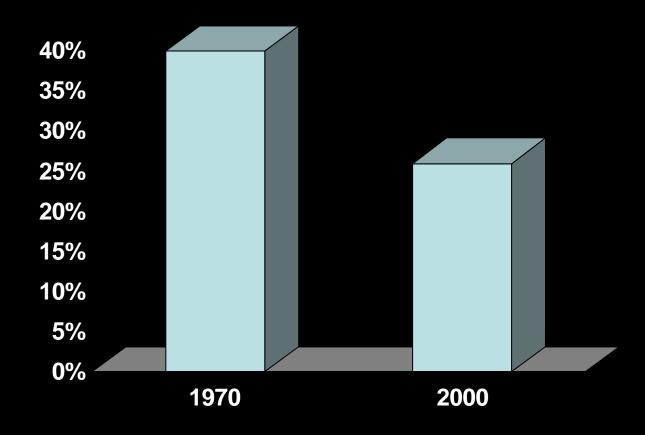


### Why Infill?

- Aging Baby Boomer Population
  - More Multi-Family Product
  - More Age-Restricted, Assisted Living
- Return to Urbanism
  - Frustration with Traffic(NAR 87% want < commute)</li>
  - Post 9-11 Desire for Community
  - Convenience Driven Society

## Why Infill?

% of households married with kids



### 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
- 2<sup>nd</sup> busiest Boulder intersection
- High visibility adjacent to 29<sup>th</sup> 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



