

Meeting Notes: 2041 S. Delaware Street
September 14, 2011

Attending: OPNA members; Troy Gladwell, Medici Communities; Aaron Miripol, Urban Land Conservancy

About 20 OPNA neighbors met at the Overland Park Golf Course restaurant to learn more about and discuss the development of 2140 S. Delaware Street.

Aaron Miripol of the Urban Land Conservancy (ULC) provided some background about ULC. ULC is a nonprofit supporting organization of the Denver Foundation that uses real estate as a tool to benefit urban communities. ULC acquires preserves and develops land for urban assets such as workforce housing, nonprofit office space and schools. ULC helped established the \$15 million Transit Oriented Development Fund (the first of its kind in the country) to support the purchase of land and buildings near transit stops in Denver to preserve workforce housing. The 2041 S. Delaware property was purchased by ULC with the TOD Fund.

ULC chose Medici as its partner because of the quality housing development they do. This is highlighted by the fact that Medici received tax credits in their first application to Colorado Housing and Finance Authority (CHFA) in a highly competitive process. It is very rare for applicants to be awarded tax credits in the first application, which speaks to the quality of this site and Medici's work.

In the long term, Medici Communities will own the site. Troy Gladwell of Medici Communities then discussed the general plans for the site, a 50-unit apartment building. Key points made during Troy's presentation are:

- The building will be built with quality materials and the current design is for brick.
- Units will be one and two-bedroom apartments, with square footage ranging from approximately 700 to 900 square feet, rent ranging from \$350 to \$900 per month.
- The building will be aligned on the west end of the lot along Delaware Street; the first floor will be commercial space, parking will be in back, on the east side of the building.
- Medici is committed to the success of this development and will be moving their offices to a portion of the commercial space at this site.
- Lighting will be a focus, with extra consideration to the north side of the building where people walk to use the light rail stop.
- The site will not be walled off or separated from the neighborhood but be part of the neighborhood
- A small park is planned for the south side of the lot.
- Trees and grass are planned as a transition between the parking lot and the alley.
- Medici will make a portion of the commercial space available rent-free for a use that benefits the community and brings positive activity to the area.

Discussion and questions:

Maria Martin asked if Troy would consider using the donated commercial space for a live/work arrangement for an artist. Troy said yes, if the environmental standards allow, he would love to support and encourage an artist component in the area.

Catherine Sandy asked if Troy would consider using this space for a community center that all of the neighbors can use. Troy said yes, that is an option. The key is to have a space that creates ongoing activity at the site.

An OPNA member asked about the height of the building in relation to the viaduct and suggested that a drawing or model be created to help visualize the scale of the building in relation to the area. Troy will work on this.

Troy also raised the issue of tenant requirements. He emphasized that this housing is for working people who will pay rent; this is not a housing voucher program. Prospective tenants will have credit checks and criminal background checks. Criminal behavior by tenants is grounds for eviction.

The main targets for the apartments are single people, couples without children, or people with small families. Housing rules dictate that the number of children in a unit is limited to 2 children per bedroom; there are other rules related to gender mix and age that further limit the total number of children in an apartment.

It was decided by the group to get back together for an update from ULC and Medici in two months. **The next meeting was set for Wednesday, November 16, 2011 at 6:30 at Overland Golf Course.**