

University Hills-Schlessman YMCA Redevelopment Project
Questions and Answers
May 2022

UPDATE: APRIL 5, 2023

We have determined at this time that we will pause the process to complete further analysis. We have been watching changing economic factors like increasing interest rates, rising inflation and the cost of construction. This does not mean that the project is cancelled or “off”. But it does mean that we are being financially responsible, closely monitoring markets and considering carefully the next steps for the success of the project.

DEVELOPMENT PLAN SPECIFICS:

What is the development plan for the site?

We are at the initial stages of kicking off a design process for the site. We envision a new YMCA facility at the heart of a mixed-use campus featuring new apartment homes, curated and community focused retail offerings, chef-driven and convenient restaurants and community gathering places, as well as open spaces. The intention is for the new and improved University Hills-Schlessman YMCA to contribute to a thriving new place that the community wishes to interact in. We plan to have health, wellness and sustainability help drive the design process. We also recognize we are adjacent to a wonderful set of neighborhoods and residents who will be concerned with issues such as traffic, parking, access and safety and other important issues. We are committed to being thoughtful and to include the community in the design process.

How much square footage will be added to the new YMCA, and why is it necessary to increase square footage?

The current square footage of both the Yale and Colorado buildings is about 95,000 square feet, with many areas that are not usable or efficient. We anticipate the new YMCA to be approximately 80,000-90,000 square feet, and we will optimize every area for programming and operations.

By consolidating into a single, stand-alone YMCA, we expect to grow our programming area from 40,000 to 60,000 square feet. This expanded space helps us better accommodate current members and program participants, but also serves a growing need in our community. In addition, we are lowering our operational costs by managing one location.

Our goal is to build a long-term YMCA for the future rather than evolve organically like we have in the past, which led to a disjointed operation in two separate buildings. We believe this site and the community members

who use it could benefit from this property being better planned as one cohesive property.

When will development on the project begin?

Drawing on many years of development experience within the City and County of Denver, the development team is confident that construction can begin in early 2024.

ZONING:

What is the current zoning of the site? Do you have plans for rezoning?

The YMCA ownership parcel is about 6 acres between Jackson St. and Colorado Blvd., and Yale Avenue and the Harvard Gulch Trail. The parcel is split east/west by a combination of 2 zone districts:

1. CMP-EI2 (Campus - Educational Institution) on the west
2. S-CC-5x (Suburban - Commercial Corridor - 5-stories) on the east

CMP-EI2 permits a mix of educational and institutional uses, along with residential, office and others. Building heights step-up from the perimeter/property line and go up to 75-feet (5-stories) within a 175-foot distance from a single-family zone district. Outside of 175-feet, building heights can go up to 12-stories on a portion of the current CMP-EI2 zoned site. S-CC-5x allows for a wide variety of commercial corridor uses, from retail and auto-oriented uses, to residential, office and others. Building heights for S-CC-5x are allowed up to 5-stories (70-feet).

In these early stages of project programming and concept design, we are evaluating the ways in which the current zoning can accommodate the new YMCA and the accompanying development program under the goal of creating a thoughtful, inviting and vibrant community hub. However, it's possible that some form of rezoning may prove to be the appropriate tool to achieve that goal.

RETAIL TENANTS/BUSINESSES:

What retail tenants are you envisioning?

The development team views the YMCA as the primary destination and anchor for the campus – bringing a vibrancy focused on health and well-being and an array of physical fitness options and family-focused services providing support for all ages of the community. We are focused on other uses that pair well with the YMCA, such as healthy food offerings, wellness-focused health providers and retailers that can complement the YMCA. Additionally, a market/grocer is a placemaker that aligns well with the YMCA and would create additional vibrancy. It would be smaller and more boutique, and serve as a walkable/bikeable option for neighbors. If the market/grocer doesn't work out, then the development team foresees a rich

mix of locally curated restaurants and cafés, wellness focused retailers and community-based services.

According to the site plan, which businesses will need to be replaced on Colorado Blvd.? Currently, the plan envisions replacing both existing YMCA buildings and consolidating YMCA operations in a new structure. Along Colorado Blvd., the Bike Source property would be replaced for direct access from Yale/Colorado.

The City of Denver completed a Yale Corridor Study in 2021. Does your plan work within existing area studies?

The Yale Avenue Corridor study has several recommendations to improve vehicular and pedestrian safety in the area, and the Colorado/Yale intersection is highlighted as a challenge due to the offset nature of the existing Yale Avenue condition on either side of Colorado. We are currently reviewing all of the recommendations and concepts in the Yale Corridor study, and we look forward to discussing our ideas for Colorado/Yale and Yale Ave safety improvements.

HOUSING:

Will the residential units be composed of apartments or condos?

How many stories will the residential units be?

While this aspect of the development plan is not final, the residential units will most likely be apartments. We do not have all proposed building heights determined yet. We envision the total amount of development will be comparable or similar to the amount allowed under current zoning on the site today, which allows for a 12-story building in the center of the site. Our preliminary vision pushes the taller buildings height away from the neighborhood and appropriately toward the commercial corridor of Colorado Blvd. 3

Residential units are a healthy part of a mixed-use community, and based on the lack of available housing in the Denver metropolitan area, we believe this site - mixed with the focus on health, wellness and the YMCA - makes for a very desirable residential location.

Will the new development include a section for senior housing?

Confluent Development (Y CoRe local development partner) is active in the senior housing development in Colorado and around the country, and we have studied this property and market closely for senior housing. There is currently demand for additional assisted living and memory care units within the market (southeast Denver), but there are a number of these projects already under construction and more units coming online in the next 1-2

years. As such, we will need to see how these additional units are absorbed by the market before deciding whether to add a senior housing component.

Will the new development include affordable housing? How will that work from a tax perspective?

Contributing to solving Denver's affordable housing crisis is something the YMCA and Y CoRe believe is important and appropriate for this site and in a mixed-use context. Housing at both attainable and affordable price points will be critical to the mix of housing within the project, and we want the community to know we are committed to creating affordable housing within the development. As to how this segment of residential housing would work from a tax standpoint, we do not have information on this yet, but we will take this question and develop a better understanding of this as we proceed with the City.

TRANSPORTATION LOGISTICS/PED ACCESS:

What are the plans for pedestrian access and safety, as well as alternative modes of transportation to the campus?

Y CoRe and the YMCA are focused on engaging with the community to integrate alternative modes of transportation into the development. Some of the ideas include use of shared vehicle programs, bicycle access, mass transit via the two light rail stations within a one-mile radius, and connections to the Harvard Gulch Trail. The goal in investigating these alternatives is to develop better connections to the neighborhoods and create a vibrant and engaging entrance to this under-appreciated community asset.

We not only plan to work with the City and improve the connection to and from the Harvard Gulch Trail, but we plan to improve the safety of all sidewalks and street interfaces along the site for all non-vehicular modes of transportation. We will have more information on this as we proceed with our Large Development Review (LDR) concept plan with the City.

How do you propose bikes/pedestrians will access the area to and from the Yale station and the Colo Blvd. station?

Pedestrian and bike accessibility is one of our team's top goals for the site. As a part of our Large Development Review (LDR), we'll be meeting with the City's Department of Transportation and Infrastructure (DOTI) to better understand what type of pedestrian connections can be made and improved upon. We recognize that Colorado Blvd. is a barrier now, and that this site should be able to serve both sides of Colorado Blvd. better than it does today.

Our draft pedestrian mobility plan will be available for the community to review soon. We pledge to enhance every aspect of our site for bike/pedestrian connections to the City's regional trails 4 and thinking about connectivity to mass transit is an important aspect we hope can be enhanced through our project along with future City efforts in the area.

Will access from Yale Ave. be closed? Where will the primary access to the campus be? Currently, the project envisions having secondary vehicular access from Yale Ave. Primary access to the redeveloped campus will be from Colorado Blvd. and Yale Avenue. There is no intent to create a vehicular access point to or from Jackson Street.

Will you provide RTD epasses to your residents and/or YMCA members?

The City has some new Transportation Demand Management (TDM) rules and procedures that we will be working through, which include epasses. We will have more information on this in the next few months, once we submit our TDM plan to the City.

Are energy efficiency and sustainability solutions being looked at? Will there be access to ebike and electronic vehicle charging stations?

The City of Denver has a Green Building Ordinance with various options for sustainability. We are studying these options and will be able to provide more information at future meetings about sustainability and energy efficiency efforts. Ebikes and electric vehicle charging stations will be something we look at closer once we engage with the City on the Transportation Demand Management (TDM) plan for the site.

PARKING:

What is the plan for parking?

We are looking at parking options very carefully. Our goal is to make it easy and convenient for people to get to the site and park on site and that the available parking is adequate for the project. We will be working with the City to look at parking restrictions for neighboring areas to discourage parking off-site.

We are conducting transportation studies, parking studies and alternative mobility studies. Depending on final programming there may be shared parking arrangements with complimentary uses. The type of parking, where it is located within the master plan and how it is integrated within buildings will be determined by Y CoRe and the YMCA throughout the design of the campus. One of the main priorities will be to locate convenient ground level

parking throughout the campus and to provide safe and quick drop-off and pick-up for YMCA child care center parents.

Many neighborhood residents have relayed to us that they would like a site with uses they could walk to. The connection from the Harvard Gulch Trail offers a unique opportunity to aid those who wish to walk, run or bike to the site, and we will do everything we can to enable this safely and comfortably.

Will YMCA members receive free parking?

Yes, the YMCA will have dedicated free parking for YMCA members.

What is the parking ratio allocation based on the proposed square footage to be built?

All zone districts have specific parking requirements relative to use, and the uses we ultimately build on the site will also have market requirements for parking. More information on the amount of parking will be available once we are further into the proposed development and submit our draft concept plans to the City.

Are there regulations with parking along S. Jackson Street?

While it does not appear that S. Jackson Street has any existing regulations such as 'resident parking only', our team is open to partnering with the S. Jackson Street Neighborhood Association, local homeowners/residents, and others on this issue. Plans for protecting resident parking have been implemented elsewhere in the City where new development occurs.

STORMWATER & WATER:

How will the water retention facility at Yale & Colo Blvd. impact both construction and flooding threats?

The City has specific agencies, processes and design criteria to review and approve stormwater management infrastructure. More information will be available on this subject as we work with the City on our development plans.

How will stormwater runoff be managed?

Stormwater will be managed in underground infrastructure and released to Harvard Gulch, per the City's master stormwater management plan.

How can the developer promise 100 years of secure water for this development?

We will be working closely with Denver Water on the demand and supply aspects of this project. However, we know that a mixed-use site plan with multifamily residential units consumes far less water than single-family detached homes and urban sprawl. Sustainability and water conservation will

be a focus of this project, and the City has a number of regulations for this type of sustainable development.

YMCA SPECIFICS – MEMBERSHIPS/MISSION:

How will this development impact the cost of a YMCA membership?

We work to improve member experience and balance the quality of our programs with affordability. In June 2022, we will begin rolling out a new membership model and adjusting our fees to also accommodate new minimum wage requirements and the rising cost of operations, health care and insurance. We believe everyone should have the opportunity to participate in Y programs and membership. As a non-profit organization, we provide financial assistance through the generosity of our donors. More information about financial assistance can be found [here](#). Additionally, the YMCA offers discounts for students, educators, military and first responders.

Why did you build the Aurora Family YMCA at Wheatlands?

After year-over-year growth of YMCA services in southeast Aurora, we chose to partner with the Wheatlands Metropolitan District to invest in a new YMCA. In partnership with the Metropolitan District, it was the first YMCA to be built in 20 years, and we are seeing growing membership demand.

The new center features various wellness, group exercise, and cycling studios, additional community and teen areas and a pool, as well as child watch and supplemental educational resources. Youth sports leagues and teen programs to promote academic and personal success are available year-round.

Are other YMCAs nationwide creating new developments, and are you taking inspiration from them?

Many YMCAs nationally have undergone significant self-evaluation to determine the best way to improve the health and well-being of each distinct community. There are more than 2,500 YMCAs across the country with 50+ undergoing renovation, expansion or replacement each year. While each project is nuanced and different, we are taking inspiration from these projects.

Will the new development impact the YMCA mission?

By consolidating into a single, stand-alone YMCA, we are growing our mission impact by increasing spaces and capacity to accommodate waitlists for our programs and creating more multi-purpose spaces. In addition, we are lowering our operational costs by managing one location. It is important to undertake projects like this to ensure the YMCA's viability and sustainability for the next 25 years, and we are hopeful this project will be successful because of our collaboration with the community.

COMMUNITY ENGAGEMENT & INPUT

How are you engaging with the community and Registered Neighborhood Organizations (RNOs) in discussions about what they would like to see on this site?

Community engagement is a critical component of this project. We want to build a place that reflects the community's desires, as well as addresses their needs. The only way to do that is to genuinely involve neighbors, business, RNOs, individuals and all other stakeholders.

We have had two community meetings (10/26/21 and 1/25/22), and we have another planned for June 7, 2022. We also have targeted outreach to adjacent neighbors, RNOs, elected officials and other interested parties, and we pledge to listen to all comments from the surrounding community.

At this preliminary point, we have heard a variety of feedback, and are proactively engaging with the community. We are confident that by engaging and hearing from as many people as possible we'll build a place that everyone will be proud of. Have a comment to share with us? Complete our [Comment Form](#).