

Regatta Plaza Redevelopment

Regatta Plaza Update – November 14th, 2016

Tonight the Aurora City Council acting as the Urban Renewal Authority approved 21.5 million dollars for the project. In summary the financing is now in place. Once the King Soopers zone change is approved early next year the developer will be free to start selling the individual building sites to the sub developers. I had the privilege of making the Motion for Approval tonight.

Charlie Richardson November 14, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Update – October 26th, 2016

Currently, King Soopers is negotiating with the Master Developer and the City in terms of their final site.

Issues include parking lot size, pedestrian routes, total site configuration etc.

The Master developer wants to resolve this issue so they can start making money by subdividing off the individual parcels in conformity with the plan.

The City staff wants a successful project because it reflects on their professional reputation and sense of accomplishment.

The City wants an up and running project because it will recoup its substantial up front monetary out lay.

King Soopers wants into a new store for their commercial objectives.

I want the project to move ahead because I like ribbon cutting ceremonies with my mug in the picture.

This is a long winded way of saying there is no opposition or sinister agenda at play. I will update when the project is through all City staff review and approval. This will have to go to Planning Commission and possibly to Council.

Charlie Richardson October 30, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Update – August 22nd, 2016 (A message from the developer)

From Erik Husted, of Mile High Development:

“Dear Fellow Neighbors,

*Councilman Charlie Richardson asked me to share our estimated schedule of events as included in our Master Development Agreement. Another place we like to keep you updated is on our Facebook page: <https://www.facebook.com/Regatta-Plaza-R...>
Please see below.*

1. Demolish and remediate Buckley Parcel with KeyBank and King Soopers remaining operational April – November, 2016

2. Install infrastructure, construct Dartmouth and Plaza Way, new park, and prepare King Soopers pad and north retail pads December, 2016 – December, 2017

3. Perform land swap with King Soopers (King Soopers begins construction on new store) December, 2016

4. Purchase other north retail property in Initial Retail Parcel from AURA January, 2017

5. Purchase KeyBank parcel; relocate KeyBank to north retail December, 2017

6. Demolish former KeyBank parcel and demolish former King Soopers (King Soopers remediates former gas pad); land swap majority of former KeyBank and all of former King Soopers gas pad December, 2017 – March, 2018

Sincerely,
Erik”

Charlie Richardson August 22, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Update – August 1st, 2016

I had a conference with City Officials today regarding Regataa Plaza.

King Soopers is negotiating very hard on what they want for the new store on the north end of the site. Let’s face it: Kroeger is a sophisticated corporate entity who, like us, realizes that decisions taking place now will be in place for decades.

The main issues are parking lot capacity, orientation and traffic ingress and egress. This includes off-site traffic patterns. I was assured that the process will eventually play out in the context of public input/hearing on the proposed site plan.

Nothing has changed in terms of the current store. It will remain open until the new store is ready.

Please do not look for any of the current store employees to be knowledgeable regarding any of this. It is playing out on a different level.

Nevertheless, good progress is being made with other required development agreements being ratified this month by the Urban Renewal Authority which is basically the City Council. In that context I am Commissioner Richardson.

Stay tuned.

Charlie Richardson August 1, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Redevelopment – Demolition Watch Event May 31st, 2016

A message from the Developer:

(Aurora, Colo.) – May 25, 2016 – Koelbel and Company and Mile High Development in a partnership known as MHK, announced today that it will begin demolition work at Regatta Plaza on May 31. A 22-acre parcel at Parker and I-225, Regatta Plaza is part of the City of Aurora and Aurora Urban Renewal Authority’s Nine Mile Station Urban Renewal Plan. Aurora Urban Renewal

Authority recently took title to 14 acres of the site and MHK was selected as master developers of the project in May 2016.

“This is the first step in the redevelopment process and is a major milestone for everyone who has been working on this site for over 10 years,” said Andrea Amonick, Manager of the Aurora Urban Renewal Authority. “Parts of this shopping center have been a blight on the area for over a decade and we are thrilled to have the support of the Mayor, the Council, and the neighborhood with the development effort.”

To celebrate this milestone, The City of Aurora, the Aurora Urban Renewal Authority, and MHK will host a demolition watch party. Those wishing to watch the structures begin to come down may watch from the center of Regatta Plaza in a specially designated area behind the boundaries. Observers may enter through the construction access gate east of the Firestone at Peoria and Dartmouth Avenue. The demolition and watch event will begin at 1:30 p.m. May 31, and is expected to last one hour.

“It’s thrilling to be able to move this project forward,” said George Thorn, President of Mile High Development. “With demolition underway, it brings us that much closer to delivering a project that will be a source of pride for Aurora as it continues its modern and dynamic growth.”

Upon completion, the multi-phased redevelopment of Regatta Plaza will feature more than 500 units of residential, 100,000 square feet of retail space and up to 250,000 square feet of commercial space. In addition, both King Soopers and Key Bank, both of whom currently occupy space in Regatta Plaza, will be relocated to the new site.

“Demolition Day is finally here for Regatta Plaza, and we are ready for a clean slate,” said Mayor Steve Hogan. “With the light rail station located right across the street and new housing and live-work choices coming soon, it is a prime example of how the Aurora Line/I-225 Rail is transforming Aurora for the better.”

About Aurora Urban Renewal Authority

The Aurora Urban Renewal Authority (AURA) is a non-taxing governmental entity established by the city of Aurora to provide the means to redevelop blighted properties in established urban renewal areas. The AURA is directed by a Board of Commissioners composed of members of the Aurora City Council. The AURA has the ability to stimulate and support redevelopment of blighted property by providing financial assistance to prospective developers utilizing tax increment financing (TIF).

About Koelbel and Company

Founded as a residential brokerage company in 1952 and now a full-service real estate company with developed properties spanning from Vail and Winter Park to Louisville and Denver, Koelbel and Company has helped change the face of the Centennial State. Now in its third generation, the family owned Koelbel and Company continues to place its indelible mark on the Colorado landscape with developments that blend ageless values with pacesetting design. For more information visit www.koelbelco.com.

About Mile High Development

Mile High Development is a veteran of large scale mixed use projects including Colorado Center, a \$100 million mixed use project at I-25/Colorado Blvd. in central Denver which launched its first

phase in 1986 and completed the second and third of the ultimate six phases in 1999. Mile High Development was also the Developer of the Wellington E. Webb Municipal Office Building in downtown Denver, a \$200 million, 700,000 square foot Class AA office building developed for the City and County of Denver in 2001. Mile High Development was the Co-Developer of the \$100 million Co-Development Project in concert with the Denver Art Museum expansion project, which included the 980 space Cultural Center Garage; the 55-unit Museum Residences condominium/mixed use project that was completed in 2007, and the 165 room ART Hotel which opened in July 2015. For more information visit www.MileHighDevelopment.com or www.FB.com/MileHighDevelopment



Click to Enlarge.

Charlie Richardson May 28, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Redevelopment – Update from the Developer – Week of May 23rd and May 30th

An update from the Developer:

“As many of you have noticed there has been a lot of activity on the site over the past couple of weeks. All of this was in preparation to begin demolition of the buildings which is scheduled to begin next Tuesday, May 31st. Please see the attached image of what we have been working on this week.

I have also attached the image of where you can come onsite next week and watch the first building being demolished.”



Click to enlarge.



Click to enlarge.



Click to enlarge.

Charlie Richardson May 28, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Update – May 11th, 2016 (Message from the Developer)

From Erik Husted on NextDoor.com:

“Week of May 9-13, 2016 UPDATE

You may have noticed that we moved the fence to the rear of the haunted house. We will begin asbestos abatement on the exterior of the building next week.”



[Click to enlarge](#)

Charlie Richardson May 12, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Update – May 3rd, 2016 (Message from the Developer)

This was posted on NextDoor.com from Erik Husted of Mile High Development:

“You may have noticed the activity within the fences this week. That would be our demolition and abatement contractor beginning to remove the contaminated building materials from some of the buildings. I have attached a map for everyone to see.”



[Click to enlarge](#)

Charlie Richardson May 12, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Update – April 29th, 2016 (Message from the Developer)

The following message was posted on NextDoor.com:

“Neighbors of Regatta Plaza – My name is Erik Husted. I am the Project Manager in charge of the Redevelopment at Regatta Plaza. My email is ehusted@milehighdevelopment.com. Feel free to email me anytime. You can also check out our company Facebook page: <https://www.fb.com/MileHighDevelopment> or the project Facebook page: <https://www.facebook.com/Regatta-Plaza-Redevelopment-1631218713784276/> Attached you will see a copy of the existing fence plan and current access locations in red. We have fenced the site and we will be removing contaminated materials under the State of Colorado supervision next week and plan to begin demolition as soon as these materials are removed and authorization is given by the State and the City of Aurora. Demolition is anticipated to begin late May.

I have also attached an ownership map so you can all see the Sharma parcel that Charlie was mentioning. Unfortunately, because the City/AURA does not own nor have permission to secure the Sharma parcel, we all have to wait until the judge in Arapahoe District Court issues a ruling regarding possession. In the meantime, we are not permitted access to the Sharma site to fix potholes or other unsafe conditions nor control traffic across the parcel. We will keep you posted.

Finally, please take a look at our most current plan for the redevelopment of the site.”



Regatta Plaza Ownership (Click to enlarge)



Regatta Plaza Fencing Plan (Click to enlarge)



Regatta Plaza Redevelopment Plan (Click to enlarge)

Charlie Richardson May 6, 2016 Regatta Plaza Redevelopment No Comments

Regatta Plaza Update – April 26th, 2016

I asked the developer to provide us a website that folks could access to get more information.

Here it is: www.fb.com/MileHighDevelopment

They also promised to create a project specific Facebook page in the near future.