



## Housing Advisory Committee Minutes: June 14, 2021

Virtual meeting via [Google Hangouts](#) made accessible via Google Meet link or phone (US) +1 478-331-6240 PIN: 613 650 262#

### Committee Members:

**Present:** Chair Anthony Kassel, Vice-Chair Bob Munroe, Linda Fahrenbruch, Alan Feinstein, James Peters, Councilmember Sharon Tessier,

**Absent:** Councilmember Elizabeth Law-Evans, Joy Castillo, Mindy Quiachon

**Others Present:** Council Member Heidi Henkel

**Staff Members:** Anna Bertanzetti, Cheryl St. Clair, Andrew Collins, Karl Frundt, John Hall, Judy Hammer, Debbie Hughes, Lynn Merwin, Branden Roe, Jeff Romine

**Guests:** **Wadsworth 36 Project**

Leanne Vielehr  
Jake Muse  
Andrew Ritter

**Harvest Station Project - Senior Housing**

Tim Cassidy  
Jere Mock  
Sidney Stone  
Kurt Volkman

**Flatirons Crossing Project**

Scott Nelson

**Proceedings:** The meeting was called to order at 11:00 a.m. by Chair Anthony Kassel

1. Committee Roll Call (quorum present) and Approval of May 10, 2021, Meeting Minutes
  - a. Bob Munroe motioned to approve; seconded by Tony Kassel.
2. Introductions and Guest Comments
  - a. No guest comments.
3. Developer presentation - Wadsworth 36 - Leanne Viehler-Norris Design, Jake Muse-Blackburn Design
  - [Wadsworth 36 - HAC Information Form - 06.14.21](#)
  - [Wadsworth 36 - Presentation - 06.14.21](#)
  - a. Highlights
    - i. Location = East of US 36; opposite the 1st Bank Center
    - ii. 7.5 acres
    - iii. Parking underground; 400 spaces
    - iv. 3 Buildings; podium style, 4-story; 227 units
      1. 1-Bed = \$1375-\$1600; 615-811 sq ft.

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- v. Clubhouse with pool and traditional amenities
  - vi. Additional amenities; dog park, charging stations, public art
  - vii. Trail Connection to Park & Ride
    - 1. From SE, parallel to US 36 to Arista
    - 2. Walkability to RTD bus stop
  - b. Affordable Housing Commitment = Cash-in-lieu
    - i. Additional costs related to water and right of way issues does not make the construction of affordable units feasible
  - c. Comments/Questions
    - i. Committee unanimously agreed to recommend the project move forward; comment noted that this project is one of many new development projects in Broomfield without physical units
4. Developer presentation - Harvest Station Senior - Tim Cassidy-Senior Consulting, Sidney Stone-Christian Church Homes

[Harvest Station - Project Overview - 06.14.21](#)

[Harvest Station - Site Plan - 06.14.21](#)

- a. Highlights
  - i. Enhanced Active Living - trademarking with federal government
    - 1. Senior Living - except no memory care
      - a. more space
      - b. medical assistance if required
      - c. offer aging in place gracefully
    - 2. Restaurant & Pub - served by one commercial kitchen
    - 3. Includes Assisted Living - Nurse on-site; screenings and medical assistance; may be open to the surrounding public
    - 4. Wellness/Fitness Center - open to surrounding public
    - 5. Life-long Learning Center - many open to the surrounding public
  - ii. Ingress may be modified
  - iii. Parking - parking deck & surface parking
  - iv. Proposal is for a Subdivision
    - 1. 2 separate lots
    - 2. 80 units - affordable
      - a. Christian Church Homes - developer/manager/owner
    - 3. 140 units - market rate
    - 4. Above and beyond the required affordable housing
      - a. what are the options if going beyond the required units
- b. Comments/Questions
  - i. Due to the opposition at Southpointe; idea proposed whether swapping locations with Southpointe would be possible so that this development would be next to another senior living project
  - ii. Substantial negotiations have been in the works with Jere Mock, seller of the property
    - 1. swapping locations not possible
    - 2. creating transportation possibilities so that other seniors may benefit from the offerings at Harvest Station should be possible
    - 3. want to include the public
      - a. with offerings
      - b. with transportation

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- iii. Provision of Services – Affordable Housing working closely with the Enhanced Active Living
    - 1. Committee member is asking about the terms that have been worked at between the two communities
    - 2. Transportation Options
      - a. include a van
      - b. Ride-Share/Easy Access – work on partnerships
      - c. Residents may have cars at the beginning but may not have cars as the age
      - d. try to bring many of the services to the residents = less travel
  - iv. Has tax credits been applied for?
    - 1. will be off and running to apply for tax credits
    - 2. sharing entitlement and infrastructure; several easements between the two projects; parking, storm water, etc
  - v. How will the timeline be affected if tax credits are not received or significantly delayed?
    - 1. Alternative funding is also being worked on
      - a. Rose Community Capital, for example has several models that do not include tax credits
      - b. private equity investors
      - c. goal – to accelerate affordable housing; not planning on 4-6 year timeline
      - d. Plan B will be put in place to avoid a significantly delays
      - e. no recent tax credits for senior housing; may be time
  - vi. Affordable Housing – excess units – still to be addressed
    - 1. Parking is still a question as to the required spaces
    - 2. Reduction of fees
  - vii. Committee was unanimously excited about this project and what it could bring to Broomfield. The motion was clear to recommend the project move forward.
5. Developer Presentation – Scott Nelson and Jacob Knudsen – Macerich
- [Flatirons Crossing – Presentation – 06.14.21](#)
- a. Highlights
    - i. Macerich owns 43 regional malls across the United States
      - 1. Retail continues to adapt and evolve – goal is to keep the mall relevant by creating a city center
        - a. Live, work, play and shop opportunities that do not currently exist
        - b. Walkable, urban experience
        - c. Supplements and enhances the city’s largest tax contributor
    - ii. Reinvestment area is primarily the outside retail space (from the mall) and the service parking lots.
    - iii. Nordstrom’s site is now owned and controlled by the Developer
    - iv. Partner will be added in the future for the residential portion of the project

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- v. Estimated Mix
    - 1. Phase 1 – residential portion in the center block between AMC and the mall
      - a. 300 proposed units
        - i. 240 units at market rate
        - ii. 60 units at 80% AMI
    - 2. Phase 2 to the South will be at a later date
      - a. 350 proposed units
        - i. 280 units at market rate
        - ii. 70 units at 80% AMI
    - 3. Unit Mix/Size
      - a. 14% – Studio – 543 sq ft
      - b. 52% – 1 Bed – 718 sq ft
      - c. 29% – 2 Bed – 1,072 sq ft
      - d. 5% – 3 Bed – 1431 sq ft
        - i. same mix fr MR and affordable
        - ii. MR = \$2.39/sq ft
        - iii. Affordable = \$2.02/sq ft
  - vi. Proposed rents are to support the style and
    - 1. Garage structure –drive the rents
- b. Comments/Questions
- i. Any statistics for the jobs that might be best served for the 80% AMI?
    - 1. No specific statistics
    - 2. Possibly managers for the various F & B's; no specifics to date
  - ii. Structure – Mall end vs Residential?
    - 1. Will bring on joint venture partner for residential portion
    - 2. Partner at the mall is Heitman
  - iii. Is there a height restriction?
    - 1. PUD indicates the majority will be per code – 40 ft in height; there is a portion that goes up to 80-120 ft. – will eventually need an amendment to the PUD
      - a. Possible to create a bit more density if increase in height is possible
  - iv. At 80% AMI, it is questionable whether a couple working at the mall would be able to afford to live there. Thoughts?
    - 1. Macerich needs to ensure that it is an investable project; open to dialogue
  - v. What is the timing for the project
    - 1. As quickly as possible
    - 2. Pandemic has weakened the retail world
    - 3. Want to be methodical but time is of the essence
  - vi. Committee urges Macerich, when selecting residential partner, to consider the numbers and aim as close as possible to 60% AMI
    - 1. For-sale was explored; more challenging at this location
  - vii. This partnership is about tomorrow and strengthening the future; several moving parts; making positive progress; a lot of work to be done
  - viii. Committee member reminds the committee and encourages the developer to review the model at Baseline; combination of profit/non-profit developers to provide market rate and affordable housing
  - ix. Committee is positive about the project and looks forward to future discussions.

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6. Subcommittee Updates
  - a. Update to City Council
    - i. Staff can draft a version of the update and send it to the committee to review and approve before it goes to Council.
    - ii. Committee members were asked to send any suggestions, updates, etc that should be included in the Council Update, please send to Cheryl by the end of the week.
      1. Various members agreed that they would like to see a focus on the IHA work. Highlighting the liability, the drawbacks of having to wait and potential for missed opportunities.

Next regular meeting date - July 12, 2021, 11:00 a.m.

Special planning meeting - June 28, 2021, 9:00 a.m. Focus on projects and strategic vision.

Meeting adjourned at 12:50 PM