



Construction Look Ahead July 2017

To our 9th and Colorado redevelopment neighbors:

Oops! We missed publishing a May and June newsletter. We have been busy over here at 9th & Colorado that time got away from us. Some of the exciting things that happened in May and June:

Block 7 South (Residential Apartment Building):

A major event during the months of May and June was the completion of our vertical construction that included the metal framing and concrete work of the Block 7 South Building. This allowed for the removal of the large tower crane from the construction site. This signifies the next phase of the project to continue putting our efforts to dry-in the shell of the building with the addition of the exterior finishes; such as brick, stucco and windows.



Infrastructure:

For the infrastructure project there were great strides in finishing the underground utilities, storm and water lines and the installation of the roads, curbs and gutters for Ash Street, Albion Street and 10th Avenue.



Below is the construction activity anticipated for this month, beginning the week of July 1, 2017.

Block 7 South (Residential Apartment Building):

- Metal framing, decking and pouring of concrete on each floor is now complete.
- Exterior framing and interior framing is now up through the 9th floor.
- Exterior weather barrier installation has begun and will follow exterior framing up the building will be completed towards the end of July.
- Brick façade and Stucco has begun at the East, West and South Elevations and will be ongoing until complete.
- Installation of stairs into the cores for Stairs 1, 2 and Stair 3 are now complete. Installation of Stair 4 will start around the end of July.
- Electrical and plumbing activities are underway and will be ongoing throughout the project.
- Door frames in the building have been installed through the 9th floor and will continue following framing until complete.
- Pre-rock activities have finished through 9th floor and residential unit finishes have started on level 2 and will continue through building completion
- Residential windows in the building have been installed through the 8th floor and will continue until complete.
- Installation of the elevators and roofing on the building is now underway
- The major renovation work in the existing garage is now complete. The modernization of the elevators is continuing through July.



Infrastructure:

- Waterproofing of Vault 3 and backfill is completed.
- All storm components on Rain Gardens C (11th/Ash) and final stabilization are now complete.
- The work on the traffic signal on 11th Avenue and Colorado Boulevard is waiting on final power installation.
- Xcel will begin installing an electric line down 8th Avenue starting mid-July. Traffic control along 8th Avenue at Colorado Boulevard will be in place for this work.
- Paving of the interior roads (North of 9th Ave, Ash St, Albion St and 10th Ave) is now underway and ongoing through August.
- Underground vault in Block 1 is ongoing
- Future work and closures on Colorado Blvd is upcoming in July to connect storm and water piping
- Upcoming work on 9th Ave with demoing of curbs and installing inlets will create revised pedestrian access down 9th Ave and lane shifts
- At the end of July the Bellaire crossing at 9th Ave will be demoed and replaced.
- At the end of July Colorado Blvd sidewalk will be closed from 11th Ave to where Block 7 South starts to install new sidewalk.

Ash Street Apartments (Koelbel and Mile High Affordable Housing development at 11th and Ash)

The Ash Street Apartments are expected to complete construction in mid-July. Exterior building work will wrap up in June but may require touch up work that would require the use of lifts around the building while landscaping/irrigation will be installed in early July. Interior finishes will be wrapping up in July with the

management staff expected to occupy the building near the end of the month. There will be a few remaining major deliveries during late June and in July which may temporarily block a street lane on Ash or 11th Avenue for a short period of time.”



As with any development and construction project, there will be instances where the surrounding neighborhood could be impacted (i.e. traffic alterations, noise, etc.). The 9th and Colorado team will strive to keep everyone informed of upcoming activities that may impact you.

We will make efforts to identify major upcoming activities, but please recognize that the 9th and Colorado redevelopment is a large and complex effort and there will be times where construction activities and logistics change.

We invite you to visit our website at 9thandcolorado.com and encourage you to sign up for our community newsletter at 9thandcolorado.com/contact/

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