



Construction Look Ahead April 2017

To our 9th and Colorado redevelopment neighbors:

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 & Colorado redevelopment is a large and complex effort and there will be times where construction activities and logistics change. Below is the construction activity anticipated for this month, beginning the week of April 1, 2017:

9th and Colorado Redevelopment

- **Infrastructure:**

- Waterproofing of Vault 3 is complete and backfill will be finalized in April.
- Final underground structures north of 9th Avenue are installed.
- Installation of storm inlets occurring in April on the south side of the site.
- Sleeving on dry utilities north of 9th Avenue is finished.
- Grading for curb, gutter and cross pans is coming to a completion north of 9th Avenue in April.
- Curb and gutter are complete. Cross pans will be installed north of 9th Avenue in April following the final grading.
- Storm components on Rain Gardens C (11th/Ash) are complete and final stabilization stages are being completed in April.
- 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 in April. Traffic control along 8th Avenue at Colorado Boulevard will be in place for this work.
- Construction of the wet utility crossings in 9th Avenue will finalize in April. The sanitary and storm sewer components are finalized and the water lines will conclude in April.
- Final tie in of installed wet utilities in 8th and 9th Avenue will occur in April.
- Road grading is complete.
- Sanitary sewer south of 9th Ave has been installed.
- Installation of storm sewer and water on the south side of 9th Avenue ongoing.
- Demolition to start in April on the pedestrian sidewalk at 11th Avenue and Albion Street to Colorado Boulevard. New sidewalk will then be installed.
- First level of asphalt north of 9th Avenue on 10th Avenue and Ash Street to start the first part of April.
- Detention vault off Colorado Boulevard and 8th Avenue will begin fabrication in late April.

- **Block 7S (Residential Apartment Building):**

- Metal framing of the 8th floor is complete, and framing on the 9th floor began in March. Framing will be ongoing until completion in April.
- Metal decking on each floor will be installed immediately following the framing and will phase this way until completion in April.
- Pouring of concrete decks on each floor will occur until the completion in April/May. Plans are to pour (1) area every week. To date the 6th and 7th floor SOMD are completed.
- Exterior framing and interior framing has begun and will follow the SOMD until complete.

- Exterior weather barrier installation has begun and will follow exterior framing up the building until completed.
- Brick façade will begin in April.
- Installation of stairs into the cores has begun. Stair 1 and Stair 3 are completed and Stair 2 is 50% completed to date. This will be ongoing until completed.
- Electrical and plumbing activities are underway and will be ongoing throughout the project.
- The major renovation work in the existing garage was completed in December. The modernization of the elevators is continuing through April.
- Door frames in the building have been installed through the 7th floor and will continue following framing until complete.
- Pre-rock activities have begun and will continue through building completion

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

- *General Notes: There will be ongoing construction deliveries and movement of construction equipment in and around the site that may temporarily block a street lane for a short period of time but on site construction personal will direct traffic to avoid conflict. The entirety of the street parking lane between Hale Parkway and 11th Avenue on the east side of Ash Street is closed and is expected to remain closed until spring 2017. The sidewalk along Hale Parkway and the sidewalk along 11th Avenue stretching from property corner to property corner are currently closed and are expected to remain closed until spring of 2017.*
 - The exterior envelope of the building is ongoing and will continue through May. As noted above, this work will require deliveries that will take place during business hours and may temporarily block a street lane on Ash or 11th Avenue for a short period of time.
 - Interior finishes including drywall, flooring, cabinetry, etc. work will also be ongoing throughout the spring inside the building. Various supply deliveries for these trades will continue to occur which may temporarily block a street lane on Ash or 11th Avenue for a short period of time.

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

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