

# CLEANING UP ON URBAN INFILL HOUSING

*Fire Clay Lofts*

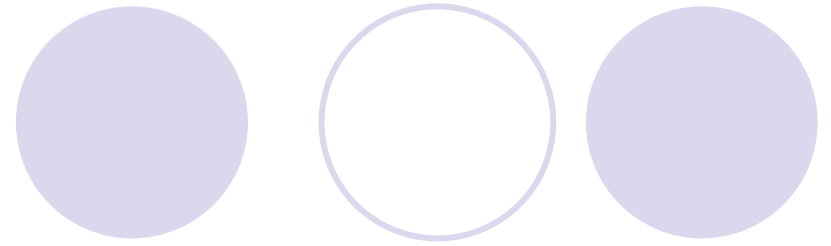
An **URBAN VENTURES LLC**  
**DEVELOPMENT**



# Project description

- Location – 31st-33rd Streets and Blake, Denver
- Site size – 4.07 acres
- Zoning and rezoning (I-2 to CMU-10)
- Number of units planned – 150
- Phases – 53 in Phase One (completed)
- Phase two under construction 54 units total (27 complete)
- Phase Three – 43 units

# Site Location



- NE of Downtown Denver surrounded by active industrial uses
- 10 Blocks North of Coors
- Upper Larimer Area
- Transitional Area – Considered area of change in recently adopted Blueprint Denver



# Surrounding Developments & Industrial Uses

- Historically an industrial neighborhood
- Range of uses that can have significant environmental impacts (Silver plating, paint production, various manufacturing facilities)
- Reality and Perception



# Condition of the site

- Vacant (and collapsing) former brick manufacturing
- Vacant warehouse building
- Adjacent to Coors Field parking lot
- Environmental concerns (groundwater and soil)
- No curb gutter or sidewalk in the area



# Issues

- Time
- Lender Concerns
- Perception of Industrial Area
- Specific Concerns About Brick Company

# Environmental Challenges

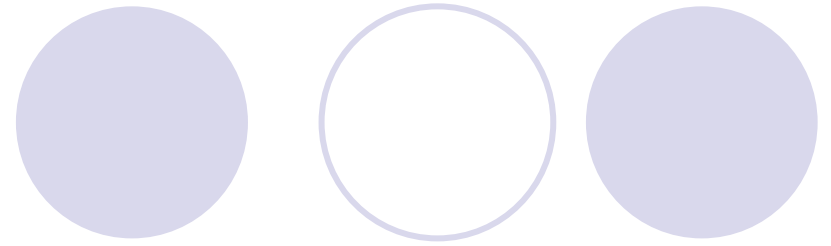
- Lead contaminated soil
- Underground tanks with unknown content
- Asbestos pipe insulation
- Drums of waste oil
- Abandoned vehicles and equipment
- Cadmium contaminated groundwater



# Remediation

- Voluntary cleanup developed
- Removed contaminated soil and insulation
- Cadmium was found to be from off site source
- Groundwater monitors installed at three locations

# The Development



- Incorporated building materials from neighboring industrial uses
- Used Green products as much as possible
  - Bamboo floors
  - Cement board siding
- Well received – sold very quickly
- Continue to believe in the neighborhood



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