

Rock Drill RiNo Community Outreach Report

Denver Rock Drill Redevelopment | 1648-1798 E 40th Ave| 2022-PM-0000769

Community Benefits Outreach

On January 16th 2025 OBG participated in the Cole Registered Neighborhood Organization quarterly meeting at the St. Charles Recreation Center. Brian Fishman, representative for OliverBuchanan Group, LLC (“OBG”) gave a presentation about the project, discussed timeline, process and answered questions. The notion of a Community Benefits Agreement (“CBA”) was introduced and discussed with the community during this presentation.

On February 18th 2025 OBG held the first meeting with the Cole Registered Neighborhood Organization regarding a CBA. Attendees were:

Reed Raskin	Cole RNO - President
Rachel Marion	Cole RNO – Board Member
Mark Aljuni	Cole RNO – Board Member
Austin Kane	WK Consulting
Peter Wall	WK Consulting
Bethany Gravell	Gravell Public Affairs
Brian Fishman	OBG
Aaron Goldstein	OBG

On February 25th 2025 OBG held the second meeting with the Cole Registered Neighborhood Organization (“RNO”) regarding a CBA. Attendees were:

Reed Raskin	Cole RNO - President
Rachel Marion	Cole RNO – Board Member
Mark Aljuni	Cole RNO – Board Member
Austin Kane	WK Consulting
Peter Wall	WK Consulting
Bethany Gravell	Gravell Public Affairs
Brian Fishman	OBG
Mike Guertin	DURA
John Fink	DURA
Michelle Howard	DURA
Tracey Huggins	DURA

With the coordination and assistance of the Cole RNO board. OBG sent out a survey of a list of potential benefits to a list of 1,695 Cole Neighborhood addresses provided by the City of Denver’s GIS department. This was mailed on April 1st 2025 while also providing an online option that was distributed by the Cole RNO President to their list of email address and posted on social media outlets.

On April 17th 2025 OBG participated in the Cole Registered Neighborhood Organization quarterly meeting at the St. Charles Recreation Center. Brian Fishman (OBG) gave a presentation about the project and discussed the survey results. The project team’s intent to pursue assistance from the Denver Urban Renewal Authority (“DURA”) was discussed and followed by a presentation on the use of DURA funding for the Rock Drill RiNo project from DURA representative Mike Guertin.

Survey:

Cole Neighborhood Association (CNA)

To advocate for, represent, and improve the lives of Cole residents.

Rock Drill RiNo

Dear Neighbor,

The Cole Neighborhood Association (CNA) is your Registered Neighborhood Organization for Cole. The City of Denver will soon evaluate a proposal for development of the Rock Drill RiNo site located between 39th and 40th Avenues and Williams and Franklin Streets. The CNA is in discussions with the developer to ensure that the project brings enhanced benefit to the Cole Neighborhood. We would love to hear from you in the survey below before April 11th to learn what issues should have the highest priority as we continue conversations with the developer.

Sincerely,

The CNA Board

Scan the code to complete the survey online or drop the postcard in the box at the entrance of the St. Charles Recreation Center at 3777 Lafayette St, Denver, CO 80205 by April 11th.

2025 CNA General Meetings:

April 17 | July 17 | October 16

6pm @ St. Charles Recreation Center
3777 N Lafayette St, Denver, CO 80205

Contact us to join our email list: info@coledenver.com

What is Important to You?

Please select your **Top 5 priorities** related to the redevelopment of the Rock Drill RiNo site.

- ☐ **Construction Practices** - Assigned community point of contact, hours/day of week of disturbance, street closures, construction parking
- ☐ **Historic Preservation** - Paying homage to the community's past and repurposing key structures for the community's future.
- ☐ **Historic Preservation** - Memorializing the structures' role in the history of the neighborhood through plaques, signage and artifacts.
- ☐ **Affordable Housing** - Housing provided onsite at a deeper affordability level.
- ☐ **Affordable Housing** - Emphasizing larger units to accommodate families.
- ☐ **Art** - Displaying public art of multiple mediums and scales.
- ☐ **Art** - Highlighting local artists.
- ☐ **Sustainability** - Reducing the carbon footprint of the project through adaptive reuse, waste management, and the potential use of alternative energy sources.
- ☐ **Community Serving Retail** - Providing an opportunity for a market or grocer onsite.
- ☐ **Community Serving Retail** - Retail and commercial tenant mix that features local owned retailers and companies.
- ☐ **Jobs** - Institute a plan to benefit local job applicants for jobs created onsite.
- ☐ **Community Spaces** - Create outdoor spaces that are accessible and welcoming for all, regardless of age or ability. Closed-street activation opportunities to the Cole neighborhood for community-based events, such as farmers markets, live music, and performance art.
- ☐ **Transportation** - Designated bike parking and specified rideshare drop-off areas to be provided to encourage alternative forms of transportation.

What are your favorite things about the Cole Neighborhood?

What do you hope for the Cole Neighborhood in the next 30 years?

YOUR NAME:

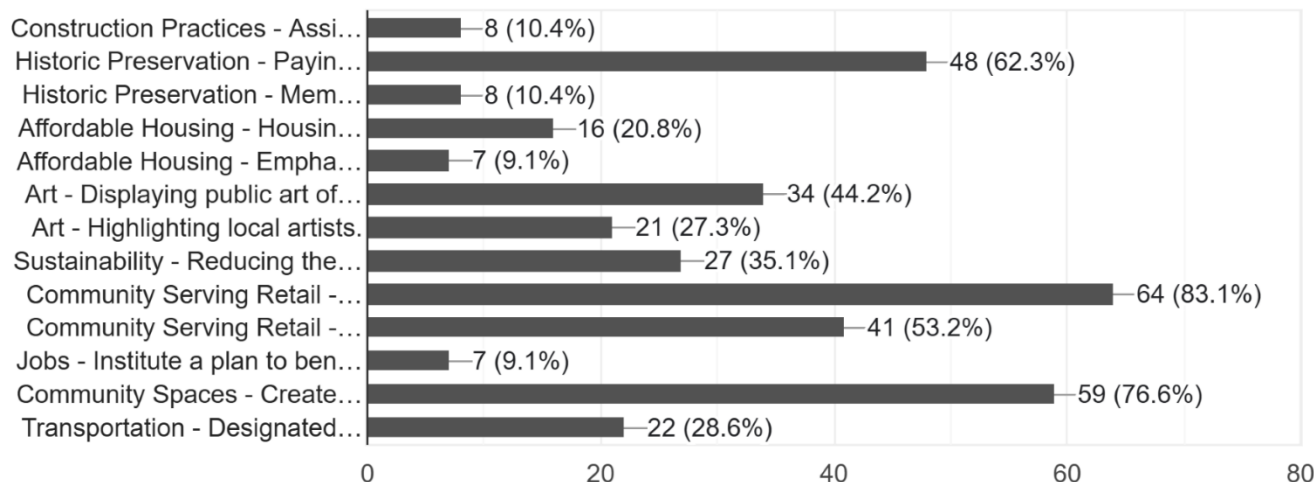
YOUR EMAIL ADDRESS:

YOUR STREET ADDRESS:

Survey Results Summary:

What is Important to You?

77 responses



The results reinforce what we heard through all of our years of in-person outreach efforts. OBG's commitment to address the community's priorities for this site will be captured through the DURA Agreement and a CBA with the Cole Registered Neighborhood Association. This will be accomplished by focusing on food service-based retail, historic preservation of key buildings and features on the site, community spaces and an emphasis on public art to name just a few.

City Council Outreach

OBG has maintained consistent communication with Denver City Councilmembers, especially District 9 Councilmember Darrell Watson. All City Councilmembers have been invited to tour the Rock Drill RiNo campus and offered follow-up meetings to discuss the rezoning application in detail. Only two Councilmembers, Stacie Gilmore and Chris Hinds, have declined meeting invitations.

All Councilmembers have shown strong enthusiasm for the redevelopment effort and rezoning application. Councilmember feedback has been incorporated into the rezoning application as evidenced by:

- Division of site into multiple zone districts to reflect planned density on the site.
- Affordable residential units with multiple bedrooms to accommodate families and units priced at deeper levels of affordability.

City Council Briefings			
Darrell Watson	District 9	2/2/2023	Site Tour
		7/18/2023	Meeting
		1/10/2024	Meeting
		5/9/2024	Meeting
Serena Gonzales-Gutierrez	At-Large	10/18/2023	Site Tour
Sarah Parady	At-Large	1/12/2024	Meeting
		6/8/2023	Site Tour
Amanda Sandoval	District 1	5/5/2023	Site Tour
	District 1	1/18/2024	Teams Meeting
Kevin Flynn	District 2	1/4/2024	Teams Meeting
Jamie Torres	District 3	1/27/2023	Site Tour
		2/5/2024	Teams Meeting
Diana Romero-Campbell	District 4	8/23/2023	Site Tour
		3/19/2024	Teams Meeting
Amanda Sawyer	District 5	1/11/2024	Teams Meeting
Paul Kashmann	District 6	7/14/2023	Site Tour
		1/18/2024	Teams Meeting
Flor Alvidrez	District 7	5/11/2023	Site Tour
		1/24/2024	Teams Meeting
Shontel Lewis	District 8	6/2/2023	Site Tour

Registered Neighborhood Organization and Local Stakeholder Outreach

OBG has contacted all RNOs whose boundaries include the Rock Drill RiNo site through:

- Offers to present at their organization meetings
- Invitations to Rock Drill RiNo site tours

- Invitations to the Rock Drill RiNo Community Open House held on September 19, 2023
- Invitations to the Rock Drill RiNo Community Information Meeting held on November 8, 2023

Community members have demonstrated overwhelming support for the redevelopment of the site. **The addition of a grocery store is by far the community's top priority for the site.** Neighboring residents have consistently identified their desire to see additional retail, eating and drinking establishments and arts and entertainment options at Rock Drill RiNo. The community hopes to see local businesses and local artist/maker spaces incorporated in the Rock Drill RiNo plan. OBG's intent to develop creative office space ringed by retail has been received with strong support. Several residents also identified a preference for incorporating a hotel on site.

Neighbors have expressed strong enthusiasm for the adaptive reuse of the original Denver Rock Drill sawtooth, foundry and boiler room buildings. Residents are eager to learn more about the factory's history and connection to the Cole neighborhood. There is a deep appreciation for OBG's efforts to maintain the community's historic character.

Neighbors support development of housing on site, including affordable housing. OBG has been challenged to incorporate units with multiple bedrooms at deeper levels of affordability to help address the citywide gap in affordable housing options for low-income families. OBG has received strong community support for adding height and density on the northwest corner of the site.

Residents consistently expressed a preference for prioritizing pedestrians over automobiles at the site. They are eager to see Denver Rock Drill restored as a community gathering space and added amenity to the 39th Avenue Greenway. Space for a farmers' market, food truck festivals and outdoor patios are frequent requests.

Provision of adequate parking and traffic management have been the main concerns identified through our community outreach efforts.

Community feedback has been incorporated into the rezoning application and site planning as evidenced by:

- Mixed-use zoning to allow development of residential, office, retail and hospitality uses on site.
- The site plan is designed to incorporate a grocery store on the ground floor of the planned residential tower at 40th and Franklin.
- The division of the site into two zone districts will ensure height and density are concentrated on the northwest corner of the site. Building heights will slope down to the south and east to fit with the residential neighborhood across 39th Avenue.
- Adequate structured and underground parking to meet the needs of future Rock Drill RiNo residents, employees and visitors.
- Open space will transition seamlessly to the 39th Avenue Greenway.
- The adaptive reuse of the iconic sawtooth, foundry and boiler room structures.
- Venues for performing arts, studio/maker spaces and eating and drinking establishments are considered in the site plan.

Registered Neighborhood Association Presentations		
Cole Neighborhood Association	4/25/2024	Voted to SUPPORT rezoning application
Clayton United	1/16/2024	Voted to SUPPORT rezoning application
	4/9/2024	

Denver North Business Association	1/10/2024	Voted to SUPPORT rezoning application
RiNo Arts District	2/15/2024	Vote to support pending
Rock Drill Lofts	11/13/2023	Voted to SUPPORT rezoning application
	1/13/2024	

Community and Stakeholder Site Tours	
Historic Denver	10/4/22
Cole Neighbors	10/19/22
Cole Neighbors	11/15/22
Historic Denver	11/15/22
RiNo Arts District	11/15/22
Cole Neighbors	12/1/22
Community	1/13/23
Community	1/13/23
Community	1/13/23
Community	1/13/23
Municipal Candidates	2/7/23
Candidate Mike Johnston	2/10/23
Manual High School Students	2/17/23
Cole Neighbors	3/2/23
Municipal Candidates	3/2/23
Cole Neighbors	3/31/23
Cole Neighbors	4/7/23
Denver City Staff Tour	4/18/23
Municipal Candidates	6/2/23
Historic Denver - Preservation Committee	6/16/23
GES Coalition	6/16/23
Denver HOST	6/30/23
Denver North Business Association	7/12/23
Denver Parks and Rec Tour	12/12/2023
RiNo Arts District	2/15/2024
Clayton United	3/9/2024
Mayor's Office	3/11/2024
Mayor's Office	3/13/2024
Community	4/19/2024
Community	5/11/2024

Community Tour Participants		
Michael	Flowers	10/4/2022
Molly	Urbina	10/4/2022
Carissa	Knight	10/19/2022

Community Tour Participants		
Chris	Knight	10/19/2022
Mark	Aljuni	11/15/2022
John	Deffenbaugh	11/15/2022
Charity	Von Guinness	11/15/2022
Fred	Glick	12/1/2022
Jana	Novak	12/1/2022
Brent	Barkley	1/13/2023
Jamie	Barkley	1/13/2023
Scott	Bryans	1/13/2023
Skyler	Everitts	1/13/2023
Denee	Janda	1/13/2023
Paul	Janda	1/13/2023
Mary	Johnston	1/13/2023
Robert (Bob)	Johnston	1/13/2023
Samantha	Katzenberg	1/13/2023
Lauri	Keener	1/13/2023
Blake	Kimmel	1/13/2023
David	Lawson	1/13/2023
Amy	McKnight	1/13/2023
Jessica	Montoya	1/13/2023
Allison	Rankin	1/13/2023
Jeremy	Salken	1/13/2023
Erin	Schneider	1/13/2023
Jamie	Schneider	1/13/2023
Melissa	Turney	1/13/2023
Alex	Whiteman	1/13/2023
Jamie	Torres	1/27/2023
Kelly	Brough	2/7/2023
Mike	Johnston	2/10/2023
Chris	DeRemer	2/17/2023
Travis	Leiker	3/2/2023
Debbie	Ortega	3/2/2023
Kendra	Black	3/24/2023
Brittney	Britt	3/31/2023
Anna	McDivitt	3/31/2023
Alana	Miller	3/31/2023
Benjamin	Moore	3/31/2023
Sarah Kay	Moore	3/31/2023
Devin	Stone	3/31/2023
Barb	Cordova Frias	4/7/2023
Reed	Raskin	4/7/2023
Jessica	Velez	4/7/2023

Community Tour Participants		
Brandis	Weeks	5/11/2023
Eugenia	DiGirolatio	5/18/2023
Shannon	Gifford	5/18/2023
Jill	Jennings Golich	5/18/2023
Deirdre	Oss	5/18/2023
Andrew	Webb	5/18/2023
Shannon	Hoffman	6/2/2023
Max	Amaral	6/5/2023
Andrea	Berrios	6/5/2023
J. Eric	Bottenhorn	6/5/2023
Cory	Cook	6/5/2023
Dan	Craine	6/5/2023
Brad	Gassmann	6/5/2023
Pete	Gozar	6/5/2023
Amy	Graves	6/5/2023
Ritah	Kagezi	6/5/2023
Caleb	Leftin	6/5/2023
Seton	Lowe	6/5/2023
Joseph	Mendoza	6/5/2023
Sapina	Patel	6/5/2023
Delaney	Rockwell	6/5/2023
Orlando	Rockwell	6/5/2023
Malgorzata	Tomasik	6/5/2023
Megan	Veeneman	6/5/2023
Anne	Parady	6/8/2023
Andrea	Rome	6/12/2023
Joshua	Brooks	6/16/2023
Maria	Cronin	6/16/2023
Beth	Glandon	6/16/2023
Meghan	Heinrich	6/16/2023
Jay	Homstad	6/16/2023
Laird	Horigan	6/16/2023
Kaitlin	Lucas	6/16/2023
John	Lucero	6/16/2023
Thomas	Matthews	6/16/2023
Danny	Newman	6/16/2023
Mike	Owen	6/16/2023
Gerhard	Petra	6/16/2023
Gary	Petri	6/16/2023
Ashley	Russell	6/16/2023
Alison	Salutz	6/16/2023
Ana	Varela	6/16/2023
Rich	Von Luhrte	6/16/2023

Community Tour Participants		
Gretchen	Armijo	6/26/2023
Sydney	Bittenger	6/26/2023
Isla	Francis	6/26/2023
Robert	Guertin	6/26/2023
Kongyun	He	6/26/2023
Bryan	Wetherington	6/26/2023
Jingran	Yu	6/26/2023
Jon	Colarelli	6/30/2023
Emily	Collins	6/30/2023
Andrew	Johnston	6/30/2023
Molly	Gidley	7/12/2023
Joe	Gira	7/12/2023
Dave	Huff	7/12/2023
Jules	Kelty	7/12/2023
Adam	O'Leary	7/12/2023
Jeff	Popiel	7/12/2023
Devin	Saunders	7/12/2023
Jeremy	Stern	7/12/2023
Nic	Travis	7/12/2023
Gordon	Robertson	7/19/2023
Owen	Wells	7/19/2023
Stacie	West	7/19/2023
Derek	Berardi	7/27/2023
Aimee	Dokes	7/27/2023
Tanner	Axt	8/24/2023
Kristen	Hodges	8/24/2023
Jason	Morrison	8/24/2023
Jennifer	Ramsey	8/24/2023
Aaron	Schmitz	8/24/2023
E. Dana	Sparks	8/24/2023
Brian	Wethington	8/24/2023
Sina	Khayat Kholghy	10/18/2023
Mary	Blossom	10/19/2023
L. (sgn. ill.)	Brown	11/2/2023
Emily	Golaskemy (sgn. ill.)	11/2/2023
Mary	Coddington	3/9/2024
Katie	Donovan	3/9/2024
Danielle	Farrell	3/9/2024
B. (sgn. ill.)	Gullicksrud	3/9/2024
Marisa	Gullicksrud	3/9/2024
Matthew	Gullicksrud	3/9/2024
James	J. (sgn. ill.)	3/9/2024

Community Tour Participants		
Nicola	Jackson	3/9/2024
Duane	Meissner	3/9/2024
Anton	Olsen	3/9/2024
Kevin	Rost	3/9/2024
Beckah	Terlouw	3/9/2024
Zach	Verslvis	3/9/2024
Ashlee	Whitney	3/9/2024
Gamaliel	Whitney	3/9/2024
Hanna	Harstad	3/10/2024
C. (sgn. ill.)	Cialpou (sgn. ill.)	4/5/2024
Mark	Motonaga	4/5/2024
Brett	Billine (sgn. ill.)	4/10/2024
Ashlee	Burke	4/11/2024
Hannah	Knight	4/11/2024
Tom	Rincor (sgn. ill.)	4/11/2024
Sheree	Swaney	4/11/2024
William	Swaney	4/11/2024
Joshua	Walmer	4/11/2024
Michael	Marini	4/17/2024
Jennifer	Plungis	4/19/2024
Patrick	Eidman	5/8/2024
Janan	Grahan	5/8/2024
Annie	Levinsky	5/8/2024
Damion	Pechota	5/8/2024
Ian	Harwick	5/11/2024
Andrew	Iltis	5/11/2024
James	Flattum	10/9/2024
Ryan	Keeney	10/9/2024
Anne	Dewitt	10/9/2024
Noah	Sponable	10/9/2024
Sean	O'Keefe	10/9/2024
Mike	Wilde	10/9/2024
Bryan David	Blakely	10/9/2024
Tyler	Winstead	10/9/2024
Abe	Kaul	10/9/2024
Nathan	Beal	10/9/2024
Jerry	Glick	10/9/2024
James	Lindberg	10/9/2024
Matt	Larsen	10/9/2024
Danielle	Glover	10/9/2024
Alex	Weltman	10/9/2024
Frank	Stofac	10/9/2024
Will	Muessig	10/9/2024

Luchia	Brown	10/9/2024
Jesse	Franklin	10/9/2024
Stephanie	Franklin	10/9/2024
Adrian	Brown	10/9/2024
Brittany	Jawbs	10/9/2024
Evan	Frasz	10/9/2024
Jason	Yonker	10/9/2024
Joel	Noble	10/9/2024

Rock Drill RiNo | Community Open House Report

Denver Rock Drill Redevelopment | 1648-1798 E 40th Ave | 2022-PM-0000769

What:	Community Open House
Date Time:	September 19, 2023
Location:	Rock Drill, 1648-1798 E 40th Ave
Attendance:	205 Community Stakeholders

Rock Drill RiNo Community Open House was an outstanding success. The OBG team toured more than 200 community members through the site. Residents reviewed site plans and met the OBG team along with Rock Drill Denver architects and planners. Food trucks and music created a celebratory atmosphere. Site neighbors were thrilled to have the opportunity to see behind the walls of the Denver Rock Drill factory. This event generated significant community feedback, providing key insights on community priorities.

Open House Comment Card Submittals

Clara Bacmeister

Sliding scale food co-op/bodega for a couple reasons:

- This neighborhood is a food desert.
- Also, gentrification isn't the best look, this could help!

Sliding scale businesses in general – places the whole community can access.

Andrew Battles

Grocery Store! Definitely needs to connect to the greenway. Restaurants. Housing/maybe a hotel? Shopping.

Paul Brown

Earlier this month I found myself wondering whether this pre-pandemic vision would ever become reality. Very pleased to learn that the project has been reborn and reimagined.

Carolyn

Great tour! Excited to see the architecture presented! 😊

Amy Clanton

Thank you for the hospitality/well-organized event. I think this would be an amazing addition to the hood! This would be an excellent farmer's market venue in the meantime and ongoing. We love the idea of community programs and including neighbor(hood) owned biz in the retail/restaurants.

Scott Czararak

Thanks for opening it up like this. I love seeing the bare bones and all this potential.

Emily Grogg

I'm so excited about this project!

Please make it as pedestrian focused as possible. There is lots of neighborhood parking with most homes having garages, Don't over park,

I'm happy to provide supportive comments in future hearings – YIMBY 😊

Brock Haft

Love the vision, the neighborhood needs

- Grocery store (like Locavore in Stapleton)
- Local restaurants or a food hall

On another note I run an event production group called Play Haus and before you teardown sections, we'd love to rent a space for a weekend disco event and would pay well to do so!

Oliver Holloway

Involved as many community organizations who serve this community as possible. Please don't let this end up like the development on Brighton Blvd. Donation based bodega. Partnership with Denver Food Rescue, so both poor and rich will feel welcome.

Caitlin Howley

Please no more housing!

Grocery store and coffee shop!

Emily Johns

Excited that you're bringing life back into such a gorgeous old structure!! Such a cool opportunity to re-use something with history instead of building new. Good luck, hope the City permit process improves!

Sue Keeley

What a rad space! Such a great opportunity to revitalize this area. Really excited to learn more, especially around mix of retail. Would love to be involved.

Katie Kellner

Would love to have an event space in the mix, especially if it could host/highlight more local shows/artists. I'd love to see the mix of shops, food/drink stands, coffee/work area, market, etc.

Chris Knight

Love the vision

Food market will bring the daily foot traffic

Feels like an "old world" pedestrian Cherry Creek/Mile Market combo (but more unique)

Where's the parking?! (Not that I want that, but surely the city will require)

How are tenants (retail/hotel) being selected?

Amazing work!

Jacob Kravits

Love the project in general! I would like to see more of the Hispanic influence of the Cole neighborhood. I really like the idea of musical performance spaces. Please make this project unique!

Shaheen Larson

Love the Pedestrian Forward focus

A new brewery in town?

Would love to see market/grocery/bodega type option

Local arts/theater would be amazing

Dog friendly space please 😊

Kevin Lawrence

1. Grocery store
2. Food hall (like Milk Market)
3. Boutique hotel (like Death + Co and Ramble)
4. Boutique shopping/upscale shopping (like what is around Walnut)

Live 3 houses down Gilpin – Can't wait!

Zach Lewis

Hoping that market space is grocery!

Curious what your target retail mix is?

Small intimate/concert area like Belly Up in Aspen would be great.

Staggered construction to get certain parts open sooner?

Thanks for keeping the history intact.

Emery Love

Keep some of the original “Denver Rock Drill” signage

Grocery store please!!

Don't kick Nowhere Coffee out

Affordable housing!!

Matt

Would love a grocery store and to help you produce beautiful content to engage the community and build excitement.

Lindsey Maujewsk

Excellent tour! I can see the vision and can appreciate all the work that will go into this. I'd love to stay connected and get updates. Request: Have a grocery store.

Thanks! Lindsey

Maureen McGuire

Every type of use that is possible! Please, a good local grocery store or even/at least a Sprouts or Trader Joe's. Discounted artist space given the artists that are being displaced from RiNo.

Nicole Obek

Loving the plans! A grocery store would be an amazing addition!! We don't have any nearby!

Greg Parks

Stanley Marketplace

Grocery Store

Barbershop

Bar/Restaurant

Swimming Pool Membership/Club

Dog Park

Andy Pendl

Streets should be generally closed to cars. Open for deliveries and situationally, but not 100% of the time.
Also, groceries!

Sami Powers

It would be incredible to save as much historic brickwork and industrial components and incorporate photos into the buildout. I wish you had historic photos on the tour today It would be great to have some connection to the historic neighborhoods surrounding with opportunities for kids!

Peter Rake

Great tour, thank you! Would be great to connect with design team and discuss their net zero energy strategy or at least aspects that relate the energy performance of this amazing development on our doorstep. Can't wait to see it evolve over the next few years.

Thanks again, Peter

Reece Reinema

Would love to see:

- Grocery store
- Local restaurants (not large chains)
- A speakeasy
- A gym
- A general central market – type market 😊

Daniel Rivera

I liked the plans I saw to add a marketplace like the one in Chelsea, NY. I would suggest a section or picture on the wall to describe the history of the place and how it impacted the neighborhood back then.

Jack Schattner

Grocery store/Market/Local food options

Coffee and open free working space

Walker Shaw

LOVE the potential!

Would love to see:

- Grocery store/market
- Fast casual food
- Parking infrastructure so streets aren't crowded.
- Gym (Vasa/Lifetime)
- Retail/small shops
- Farmers market

Dana Spohr

Excited about common space

Would love a grocery option for locals that's not too fancy.

Storm Sternad

THIS ROCKS! I'm so excited I wanna scream and cry at the same time (in a really, really good way)!

Rebecca

Please preserve as many of the interesting architectural features of the building as possible. They don't make buildings like this anymore, that it's what makes Cole stand apart.

Thanks for engaging the neighborhood!

Reed Raskin

Thanks, OliverBuchanan Group. We are your neighbors on 36th and Williams. We have been patiently waiting for the right developer to breathe life into Rock Drill. Let us know how we can support the project.
Reed and Jessica

Casey Wittlinger

My biggest concern is parking, What is the plan for that? Transit is the obvious choice, but there will be cars and I am concerned with all of the street parking in front of our house a block away.

Ryna Woody

Close train stop?
Grocery store that is “natural” vibe
Speakeasy
Nice water feature

Anonymous

Excellent vision! Make sure you address parking!

Anonymous

Hi! Was just thinking having a farmers’ market here would be great. Similar to Borrough Market in London!

Anonymous

Awesome project!
Love the historic buildings.
Preserve the grit and history.
Don’t over-commercialize it.
Make it cool/Keep it cool.

Anonymous

No car infrastructure passing through the space/courtyard please 😊

Anonymous

Love the prospect of a grocery store. Would love to see loft/co-working offices supportive of artists/makers as Industry is more geared toward corporate remote workers. Work/live spaces would be ideal! Also, there is immediate potential for farmers market or food trucks every weekend to accompany Brandon’s coffee trailer. The alley would be awesome to keep the greenway free for dog walking.

Anonymous

It will be important to have plenty of bike parking, as there will be retail/restaurants, so people can pedal along the greenway or from the neighborhood – please consult cyclists on design and locations of bike racks/shelters

- Also – scooter parking
- Providing a “self-guided historical/architectural tour of the site (when complete) could be cool
- Mostly, though, just very excited!! 😊

Rock Drill RiNo - Community Open House		
Attendee Report		
September 19, 2023		
David	Adamczyk	
Steve	Allen	3784 N Gilpin Street
Greta	Arenes	462 Harrison
Shaheen	Aslam-Larson	3777 N Franklin Street
Ronald	Avey	3758 N Williams Street
Juan	B	
Clara	Bacmeister	
Savannah	Bailey	
Joel	Barnard	
Emily	Barthel	3830 N Franklin Street
Andrew	Battles	3730 N Franklin Street
Catherine	Beckel	3621 N Williams Street
Paulina	Belsky	
Jim	Bergstrand	8221 S Marshall Ct
Katie	Bonomo	3749 N Gilpin Street
Eric	Bottenhorn	
Julia	Brazer	
Paul	Brown	3783 N Williams Street
Vesper	Brown	
Steph	Bruss	2500 Walnut #401
Ellen	Bruss	2500 Walnut #401
Casey	Burnett	3718 N Gilpin Street
Mark	Butters	3778 N High Street
Alex	Caspary	3731 N Gilpin Street
Anna	Castano	
Opal	Castano	
Sarah	Cawrse	
Anna	Cawrse	2343 Ogden Street
Daniel	Church	2058 N Vine Street
Amy	Clanton	3705 N Gaylord Street
Emily	Cooper	3521 N Williams Street
Pete	Cozar	3121 California Street
Dan	Craine	
Carolyn	Cronin	3983 Rolfe Ct.
Maria	Cronin	

Scott	Czaranak	3983 Rolf Ct
Greg	Delaney	3707 N Vine Street
Karen	Derrick-Davis	
Hannah	Dill	
Trinity	Dokes	
Sarah	Doll	
Blair	Draper	
Matt	Draper	
Caitlin	Dumpe	3758 N St. Paul Street
Rachel	Duncan	
Dean	Duncan	
Madelyn	Fisher	
Bennett	Fishman	
Brea	Foley	3750 N High Street
Stephanie	Fowler	
Rebecca	Franco	3788 N High Street
Dave	Franco	3788 N High Street
Matthew	Fraterman	1580 E 39th Avenue #110
Todd	Freedman	
Nicholas	Froy	
Elijah	Gallegos	
Sarah	Giebelstein	
Fred	Glick	
Sam	Goldman	
Jeremy	Goldsmith	
Torrance	Green	
Emily	Grogg	
Brock	Haft	3823 N Gilpin Street
Kelsie	Hancock	3729 N Williams Street
Kam	Harsin	
David	Hinman	
John	Hinun	1777 E 39th Ave #207
Oliver	Holloway	3768 N High Street
Blake	Holtom	2000 S. Colorado Blvd
Caitlin	Howles	3837 N High Street
Connor	Howley	3837 N High Street
Kieran	Howley	
Elenor	Howley	
Austin	Isinghood	1609 E 38th Avenue
Sam	Jamison	

Denee	Janda	3445 N Race Street
Paul	Jauda	3445 N Race Street
Charlotte	Jeauneau-Sheiner	
Emily	Johns	3758 N Williams Street
Megan	Kane	3704 S. Elm Street
Sarah	Kaplan	
Heather	Kauffman	
Susan	Keeley	
Katie	Kellner	3777 N Franklin Street
Rebecca	Kisner	3733 N Gilpin Street
Christopher	Knight	
Warren	Korburg	
Rebecca	Kourkoulis	3805 N Gilpin Street
Paul	Kourkoulis	3805 N Gilpin Street
James	Kourkoulis	
Jacob	Kravits	3553 N Williams Street
Nick	Kripowicz	
Kevin	Kurtzner	3748 N Lafayette Street
Daniel	Kuzbiel	3786 N Gilpin Street
Milla	Lacroix	
Larry	Landry	
Toni	Landry	
Krystan	Langley	1350 E 40th Street #10
Milt	Lanser	
Kevin	Lawrence	
Elizabeth	Lee	2303 Julian Street
Felix	Lee	
Flora	Lee	
Zach	Lewis	3754 N Gilpin Street
David	Lewis	
Mary	Lewis	
Jason	Lon	5966 Beeler Ct
Kyler	Lotte	
Emery	Love	3744 N Race Street
Ryan	Magee	3815 N Gilpin Street
Rhonda	Magee	
Steve	Markey	
Lia	Martinez	3768 N High Street
Lindsey	Maujewsk	
Samantha	McCamey	

Mike	McCants	3450 40th Avenue
Angela	McCants	
Taylor	McCurdy	2833 S Bannock Street
Jim	McDonald	
Jessie	McDonald	
Jordyn	McDowell	3542 N Race Street
Jodel	McDowell	
Brad	McDowell	
Maureen	McGuire	3124 California Street
Anna	Metropulos	450 S Dale Ct
Nick	Monessis	3444 N Race Street
Jessica	Montoya	
Brian	Mullady	1357 S Washington Street
Crispin	Muzzy	642 S York Street
Kristin	Nagy	3637 N Franklin Street
Douglas	Newby	
Cole	Newcomer	2886 Qual Street
Daniel	Nichols	642 S York Street
Sarah	Normandin	
Louis	Normandin	3786 N Williams Street
Jana	Novak	
Nicole	Obek	
Kari	Olson	
Sean	O'Neill	3757 N Race Street
Lisa	Osborne	1609 E 38th Avenue
Marley	Palmer	
Sam	Palmer-Duore	3733 N Gilpin Street
Greg	Parks	3752 N Franklin Street
Maggie	Payne	
Rebecca	Peebles	3833 N High Street
Andy	Pendl	
Alice	Pendl	
Alexander	Perry	
Taylor	Pfohl	3621 N Williams Street
Jariya	Phanpaktzq	
Lucas	Polson	3814 N Franklin St
Lucas	Polson	
Sami	Powers	2501 N Marion Street
Gabe	Powers	
Jane	Prior	3786 N Williams Street

Peter	Rake	3818 N Franklin Street
Reed	Raskin	
Jesse	Rathod	4335 N Milwaukee Street
Jordana	Ray	1580 E 39th Avenue
Bobby	Reginelli	Whittier
Bella	Reginelli	
Reece	Reinema	1223 31st Street
Travis	Rice	1580 E 38th Street #221
Kendal	Rice	3718 N Gilpin Street
Daniel	Rivera	
Jack	Schattner	
Jenna	Scheele	3521 N Williams Street
Cale	Scheinbaum	
Daniel	Schneider	
Maximilian	Schnurrenberger	
Sarah	Schwart	
Joelle	Scott	3784 Gilpin Street
Britt	Seum	
Aris	Sheiner	
Lisa	Snead	2755 Emporia Street
Lisa	Spain	
Dana	Spohr	2630 Elm Street
Clifton	Starke	
Virginia	Sternad	3517 N Franklin Street
Storm	Sternad	
Jodi	Stohlman	3818 N Franklin Street
Nikole	Strickler	
Joe	Stupp	
Brooke	Styles	1580 E 39th Avenue
Dan	Sullivan	
Lindsey	Sullivan	3335 York Street
Jaco	Swadt	9555 Firence
Whitney	Tice	3624 N Williams Street
Sydney	Tidler	
Booker	Tieszan	2852 S Galapago Ct
Wilson	Tieszen	
Christopher	Tunh	
Kris	Ullstrup	3839 N Williams Street
Jessica	Velez	
Megan	Vogt	

Jay	Walle	
Nick	Westermeyer	
Tim	Willis	
Greg	Willis	3794 N Williams Street
Casey	Wittlinger	3758 N Williams Street
Ryan	Woody	2723 N Champa Street
Karl	Wurm	3731 N Gilpin Street
Hannah	Zax	3711 N High Street
Natalie		

Rock Drill RiNo | Community Information Meeting Report

Denver Rock Drill Redevelopment | 1648-1798 E 40th Ave| 2022-PM-0000769

What:	Community Information Meeting
Date Time:	November 8, 2023
Location:	Industry - 3827 Lafayette St, Denver, CO 80205
Attendance:	41 Community Stakeholders

OBG hosted a community information meeting for the Rock Drill RiNo redevelopment on Wednesday, November 8, 2024, at Industry Denver. Forty-one (41) community stakeholders and 15 project team members participated in the meeting along with Deirdre Oss who represented Denver Community Planning & Development.

Presentation

Eric Buchanan, Chief Executive Officer of OBG welcomed community members. Eric explained that Rock Drill RiNo will be a catalytic project for the Cole neighborhood and Denver. The 6.7-acre site has a rich history, being built in 1910 for the Denver Rock Drill Manufacturing company. Eric noted that OBG plans to adaptively reuse several iconic buildings on the site, as well as build new structures, for a mix of modern and old.

Eric introduced the project team, which includes Gensler, Sasaki, Semple Brown, SA Miro and PCL. He highlighted the team's experience with complicated urban mixed-use projects. He also shared OBG's commitment to community and stakeholder collaboration.

Anna Cawrse, landscape architect and principal for Sasaki's Denver office, discussed the opportunity to adapt the site as a community anchor serving the surrounding neighborhood. Anna shared images of vibrant, walkable, sustainable mixed-use developments as examples of how the Denver Rock Drill campus could be reimagined. She reviewed a project timeline, explaining that the team is seeking early community feedback as part of Denver's Large Development Review Process, which will be followed by rezoning, infrastructure planning, design review, permitting and construction phases.

Anna explained that addressing equity is a key focus for the team. The team is working to incorporate affordable housing, diverse jobs, community serving retail, and access to transit and open spaces to advance equity outcomes.

The team has also prioritized community engagement, having made over 300 community connections prior to this meeting. The team has hosted over 60 group tours of the Denver Rock Drill campus, met with multiple

neighborhood organizations, and hosted a 200-person open house. The comments and feedback collected through these outreach efforts have informed plans for the site.

Community members have consistently supported the team’s plan to adapt and reuse the iconic original buildings on the site. Anna relayed that community members support opening the site to the neighborhood and making a strong connection to the 39th Avenue Greenway. In addition, neighbors have consistently asked for more community-serving amenities and services, especially a grocery store. Anna explained that the team has planned the site with space to accommodate a grocery store.

Three core concepts will guide development at the site:

1. **Conserving the “There”** by retaining the iconic buildings on site and integrating density with the neighborhood context
2. **Embracing the Greenway** by connecting high-quality public spaces to the 39th Ave Greenway
3. **Connecting the Community** by creating a network of adaptable community spaces with infrastructure that supports retail uses on the site while retaining flexibility to close streets for community events like farmer markets.

Anna detailed proposed uses for the site, which could include:

- 700-800 residential units
- 40,000 - 60,000 GSF of creative office wrapped by retail
- 100,000 - 150,000 GSF retail
- 150-220 hotel rooms
- 900 - 1,100 parking stalls.
- 71,000 GSF publicly accessible open space

Deirdre Oss, Senior Development Project Administrator for Denver Community Planning and Development, explained Denver’s Large Development Review (LDR) process and goals. She explained that the city has a responsibility to examine how a new development provides benefits or disproportionately impacts the community. This is an opportunity for multiple agencies to work with developers to determine how their vision fits with the context of city plans, policies, and initiatives.

Through the LDR process, city staff reviews adopted plan guidance (Comprehensive Plan 2040, Blueprint Denver, Denver Moves, River North) and draft plan recommendations. The city completes an equity analysis to understand gaps in equity and determine desired project outcomes and associated requirements.

Improving access to opportunity, reducing vulnerability to displacement, and expanding housing and job diversity are the core equity concepts in Blueprint Denver. The Denver Rock Drill site has above-average access to opportunity. Housing and job diversity is highly diverse in the area. However, the community is highly vulnerable to displacement. The city will seek to address that by maintaining a mix of affordable and market rate housing. The city is also interested in providing subsidized community workspaces and increasing access to fresh foods.

The city’s preliminary comments for the site focused on activating street frontages, enhancing open space to create a welcoming connection to the 39th Avenue Greenway and seeking affordable housing commitments that exceed citywide requirements. The city is also interested in exploring carbon mitigation strategies within the context of an adaptive reuse project and implementing transportation demand management solutions to decrease the use of single-occupancy vehicles in favor of multimodal transportation options.

Following Deirdre’s presentation, Eric Buchanan introduced Byron Weiss, longtime owner of Denver Rock Drill and OBG’s project partner. Eric and Anna were joined by Peter Wall with the project’s community engagement team. The meeting was then opened for community questions and feedback.

Community Questions

Question 1: I appreciate the work that you've all done incorporating community input, but I have one quick question. I think you said "pedestrian" over a dozen times, which is great to hear especially as people continue to use the 39th Avenue Greenway, but how does adding three roads into the center of the development correspond with that? Wouldn't it be better to keep those as pedestrian only spaces, except for utilitarian uses such as service deliveries?

Response 1: (Anna) There is an opportunity to keep the site as pedestrian as possible, but we do need servicing, loading and residential uses. That's why that diagram showed different closures that would let us prioritize that. We're working on not thinking of these like streets, but instead being innovative - thinking about curbless sections, thinking about transitions that don't feel like streets - and our hope is that there isn't a lot of cars at all, while still serving the different offices and retail and residential opportunities.

(Eric) Being truly car-less inside the property would effectively kill the retail. There are almost no examples in the world where you can have truly pedestrian-only retail and it works - especially in the United States. The best we can do is be flexible and have flexible bollards so we can have great events, but it makes the retail tough if you don't.

Question 2: I was looking at one of the graphics on available parking, but then also looking at what's accounted for in the hotel and retail. It looks like parking that is planned underground is pretty much going to be consumed by those commercial spaces, is that fair?

Response 2: (Eric) I think are you asking if there will be public parking? Yes, there will be public parking. We're still planning, but we're anticipating almost a thousand spaces on the site. That will be shared between all users, but there will be public parking.

Question 3: I have a question about more cars coming through and parking and whatnot. You said there's 800 people living there and 1,000 spots. Obviously not everyone has a car, but a lot of those spots are going to get eaten up by residents. I'm sure you guys have driven around here. I can't imagine two cars - unless it's a one-way street - going down 39th. You can barely get down with one car and a person with a dog or whatever. I feel like 39th should just be cut off. It should just be walking. Let people come in from Franklin to the park. Maybe put a garage on the other side of Williams somewhere? It's going to be - for lack of a better word - a shit show trying to park down that kind of main alley that you guys have - which is a beautiful space. I loved all the pictures that you guys had and stuff that you guys put together, but I feel like cars are just going to make it annoying, like driving around Cherry Creek - it's terrible, it's not fun - and this is even smaller than that. I know what you're saying - it will kill the retail - but I'm sure you guys can get creative, where you have the parking on the outside and have the flow be on the inside somehow?

Response 3: (Anna) I think that's what's wonderful about 39th Avenue. It is a shared street. When you are driving, you feel very uncomfortable. You're like, "I don't know if I should be here in my car right now," because it's supposed to feel that way. The idea of the narrow one-way on Gilpin is that it would feel just that way too. It's ultimately not a place that we anticipate a lot of cars going. It's really allowing for some of that utilitarian servicing to happen.

Question 4: Is there any talk about how the 38th Avenue Bridge is going to absorb all the traffic? Is there any vision for how people are going to access this area?

Response 4: (Peter) I'll look to Deirdre to help respond. I've been hearing for a while that there are plans eventually to look at that 38th Avenue underpass, because obviously it's a tough experience for cars as well as pedestrians.

OBG is going to do a transportation demand study that ultimately looks at where cars are moving around our site. I think that will show there are many other thoroughfares that will disperse cars from this site, but there has certainly been a lot of development coming in around there. I think the city has been looking at ways in which to improve that access over to Brighton Boulevard.

(Deirdre) I can do some more research on that. There is a study underway. We've been looking at 38th for quite a while. When a developer does a mobility study, we have boundaries to capture the traffic and the conditions. That will probably include something on 38th, but I can get more information back to you and we can put it up on the website.

Question 5: I just want to comment on the speed of cars on 40th as an issue.

Response 5: (Peter) – It's certainly something we're looking at very closely because they do fly, especially around that curve when you're headed closer to the 38th and Blake Station. There are multiple other developments that are planned, so I think one of the things that you're probably going to have more curb cuts in that area and I think we're going to be probably looking at measures collectively as a development community about how you slow traffic - especially on 40th - to make sure that there's no incursions moving forward. We have to work with and the Department of Transportation & Infrastructure on speed calming measures in the future.

Question 6: I've appreciated seeing some timelines, and I feel like a lot of this still feels very sort of like loose and vague. I would love more specific timelines of what you hope to do for each of those phases, like "we plan to begin construction in a year." Beyond that, I am curious about what "flexible spaces" means for the ability of neighborhood residents to own spaces and not just lease them out or rent them eternally. You can walk up the block and see different buildings that are perpetually for lease that probably used to be something else.

Response 6: (Eric) We're going to spend most of 2024 in the LDR process, the rezoning effort, and working with our partners at DURA to restore some of these buildings. From there, we'll set new schedules for each block and how we sequence it and construct them. We don't have any more definition today as to when exactly that'll happen. It's a long road. We've been working on this for two years already and we've got another year before we can even talk about putting a shovel in the ground, but we'll certainly keep you apprised when we get to that point.

Question 7: What retail will be at the site?

Response 7: (Eric) It won't be amorphous retail; I promise you that. It's going to be a highly curated retail, where we find a mix of tenants - local, regional, and national. We find that that's the best to have a diverse mix of tenants in the lineup. We've already started researching that and talking to some folks. We're talking about opening doors in four to five years. Retail changes a lot quicker than that.

(Peter) We've already started to have meetings with Denver's Office of Economic Development and getting their insight and feedback because they're really on the front lines looking at what companies are out there, what retailers are out there, what local Colorado and Denver-centered businesses are out there - even frankly Cole-centric businesses. We've started to have conversations with them about what they're seeing and hearing on the ground and keeping lines of communication open so that if they have great ideas or some folks are looking for this space, we can look at synergies with our development and try and bring them into the project as well.

(Anna) I would just add that one of our goals for the open space is to ensure that there's flexibility built in, so that if there's farmers markets or art shows, or anything that we see that might be of an interest to the community, you can start to utilize those spaces and can grow from a small space to a large event and we can even think about that in the details or ways that the infrastructure is built so that you can have art whether it is performing art or whether that is sculptures. We can ensure that community members have ownership over the public space too.

Question 8: Who makes the decision about retail?

Response 8: (Eric): It's our collective team. It's not a simple decision-making process. Retail evolves quickly. It is truly curated. Would this tenant be good? Does it help our pro forma or does it hurt our pro forma? It has to economically work for the project to even be built. That's a factor. That's not the overriding factor, but it's a factor. No matter what our goals are, we're going to open and two years later there'll be some tenants that leave. That is just the nature of retail. It is very ephemeral. We have to be flexible and roll with it, so it's a complicated process.

Question 9: Is that the new logo? What will happen with the water tower?

Response 9: (Eric): This is our new branding for the project. It's not going to be the only branding for the project. The past logo was somebody else's logo. We're going to do something special with the water tower. Lots of ideas have been thrown around and we've got a little time, but we will have some very creative minds working on that.

(Anna) I think what's so incredible about this site is all the artifacts that you can find as you're walking around and thinking of creative ways to reuse those. Besides the existing buildings, the water tower, the truck that you see all the time - there's a lot of parts and pieces of the site that I think you could start to play up and really have an incredible piece of design.

Anna closed the question-and-answer component of the presentation, thanking participants for attending. She encouraged them to visit team members at various stations highlighting specific aspects of the project.

Comment Card Submittals

1. Looks great. So excited!
2. Keep the authentic graffiti as part of the renovated façade.
3. GROCERY STORE!
4. Grocery Store! Food Store! Places For Pets! Please 😊
5. With the entire development covering a 2 x 1 block area, putting vehicles in the center feels very unnecessary and unwelcoming. While I want to ensure everyone has access, I think handicapped, delivery, and loading access can be accommodated without opening the space to traffic. Saying retail is impossible without parking is both disingenuous and uninformed.
6. Ice skating rink during winter.
7. Big concern about increased traffic under the railroad tracks at 38th Ave. It is already bad for cars + bikes + pedestrians. Cool concept. Love the plans to restore the old, beautiful building.

8. When will the community be asked for specific feedback about the “curation” of businesses and organizations? We need a grocery store. I wonder if the retail options will be inclusive and represent the diversity and need of the surrounding neighborhoods.
9. We’d like you to plan retail space for more useful retailers to residents. We don’t need more coffee shops or boutiques. We need a pharmacy, a post office, hardware store, grocer.
10. Please, please don’t build more boxy high-rises for the residential and hotel space. That is what your drawings look like now. Why not echo the roofline of the sawtooth?
11. Your plan for cars is incoherent. It’s either naïve or deceptive. You can’t build a garage for 1,000 cars and say it’ll just be pedestrian friendly because you eliminated some curbs.
12. Big concern about vehicles inside the development. Why not encourage people to walk/ride bikes by making cars more unwelcome? Allow deliveries, disability, etc., but encourage walking.

Rock Drill Denver Community Information Meeting		
Attendee Report , November 8, 2023		
Katie	Bodomo	3749 N Gilpin Street
Samuel	Boughner	3637 N Humboldt Street
Sarah	Brown	1160 Santa Fe Drive
Paul	Brown	3785 N Williams
Scott	Bryans	3119 Vine Street
Nichole	Bryant	2253 Williams
Jon	Colarelli	909 N Logan Street
Flip	DeBerg	1513 E 36th Avenue
Bailey	Diveley	2741 King Street
Justin	Feider	1777 E 39th Avenue
Olga	Feider	1777 E 39th Avenue
Nicole	Gunther	1725 E 36th Avenue
Johnny	Hawthorne	3818 N Williams Street
Greg	Herman	3253 N Williams Street
Cassie	Herndon	1820 E 36th Avenue
Seth	Howard	3774 N Franklin Street
Kayla	Kimmel	3680 N Marion Street
Blake	Kimmel	3680 N Marion Street
Daniel	Kinnett	1160 Santa Fe Drive
Shelly	Maddy	3818 Gilpin Street
Stephanie	Maston	1720 E 36th Avenue
Halah	Moham	1777 E 39th Avenue
Natalie	Mohammed-Sharp	1777 E 39th Avenue
Sarah Kay	Moore	3779 N Williams Street
Benjamin	Moore	3780 N Williams Street
Preston	Morrison	2862 Champa Street
Tim	Morton	2730 N Downing Street
Trena	Moya	3516 N Gaylord Street
Marta	Nayadley	3834 Franklin Street
Michael	Nayadley	3835 Franklin Street
Brian	O'Connell	3706 N Fillmore Street
Josh	Pauletic	823 32nd Street
Catherine	Quan	
Tom	Robinson	4137 Depew Street
Chloe	Romero	
Jake	Rost	1320 Milwaukee Street
Jeremy	Salken	3816 N Williams Street
Storm	Sternad	3517 N Franklin Street
Virginia	Sternad	3518 N Franklin Street
Dan	Wilkewitz	3800 Gilpin Street
Jerry	Wood	733 Preserve Drive (MI)