



10660 E Colfax Ave

COMMUNITY DESIGN COMPETITION

AURORA, COLORADO
JUNE 30 2023

Introduction

Exciting opportunity for community generated ideas, images, and insights for a property on the East Colfax Corridor. Be part of the process to help redesign and redevelop a location that will feature affordable housing, jobs, and vital community services. All submissions will be reviewed and considered. One submission will be chosen as the winner of a \$1,000 award. Full information about the location and how to submit ideas is within this packet.

Urban Land Conservancy

Since 2003, Urban Land Conservancy (ULC) has invested in over 50 affordable properties throughout Metro Denver, with recent engagements reaching into northern and southern Colorado. ULC is committed to preserving, developing, stewarding, and managing permanently affordable housing and shared office space for nonprofits and mission-minded organizations in Metro Denver and surrounding communities. For more information, visit www.urbanlandc.org.

The Fax Partnership

Founded in 2004, The Fax Partnership, also known as The Fax, envisions East Colfax as a transit-rich, ethnically diverse main street with affordable housing and neighborhood-serving businesses. Through community partnerships and collaboration with local government and nonprofits, we're working to create a healthy mix of affordable and engaging places for people to live, work and enjoy life. To learn more, visit www.thefaxdenver.com.



Impact East Colfax

Impact East Colfax is a collaboration between ULC and The Fax to build equitable, affordable commercial and residential developments on the East Colfax corridor. ULC and The Fax Partnership embarked upon a community outreach/visioning process through the creation of the Impact East Colfax (IEC) initiative. The Impact East Colfax collaboration includes IEC Aurora Steering Committee members, IEC Denver Steering Committee members, and the IEC project team: Urban Land Conservancy and The Fax Partnership. The IEC Steering Committee members were selected through an outreach and volunteer process led by Urban Land Conservancy and The Fax Partnership launched in 2020. The IEC Steering Committee includes representation from residents, business owners, and development/urban planning professionals with connections to the East Colfax corridor. The IEC process strived to be inclusive by supporting authentic and empowered participation and including and accommodating people who have historically been excluded. The IEC community engagement work has been supported by a grant from The Colorado Health Foundation.

IMPACT
EAST
COLFAX

For more information,
<https://www.urbanlandc.org/community-updates/impact-east-colfax/>

Property and Development Opportunity Overview

Property Background

ULC bought 10660 East Colfax in October 2021. The property is 1.77 acres with 25,000 sq ft of a 1 to 3-story building with front and rear parking lots. A portion of this property is designated for the housing development opportunity as described below. The office building is a mid-century modern structure with iconic golf tee portico columns that ULC converted to a nonprofit center under the name ColfaxLab For Social Good.



Project Program

The IEC Steering Committee's vision is to maintain and enhance cultural diversity and opportunity, resist and repair displacement, and continue to energize the East Colfax corridor through development that can address the community's need for housing and revitalize sites that have been under-utilized. There is currently a request for proposal out to housing developers that demonstrate anti-displacement strategies addressing historical and current physical displacement, resident displacement, and cultural displacement.

The IEC goals the housing developers have been asked to respond to include:

1. Affordable housing (for sale, rent, Co-ops, and other housing solutions are welcome).
2. Integration with existing non-profit office space.
3. Opportunities to support and/or feature local entrepreneurs and local small business.
4. Community services (job training, health care, etc.), live-work spaces.
5. Formal and informal spaces that highlight the vibrant diverse cultural communities in the East Colfax corridor.
6. Emphasis on solar energy and materials and technology that take care of our homes, community, and environment.
7. High priority on highlighting the natural environment and greenscaping.

Community Design Competition

About:

The community design competition is open to all applicants who want to express their vision for this piece of the historic East Colfax Corridor. Your submission could be a drawing, graphic, logo, image, sound, etc. anything that you feel represents and celebrates the East Colfax Corridor. We only ask that the delivered concept follows the below submission instructions. Design proposals will be evaluated on excitement and inspiration factors.

The design competition has a \$1,000 first place award. Submissions from the design competition may be shared with a future housing development team to inspire their plan.

Submission Requirements:

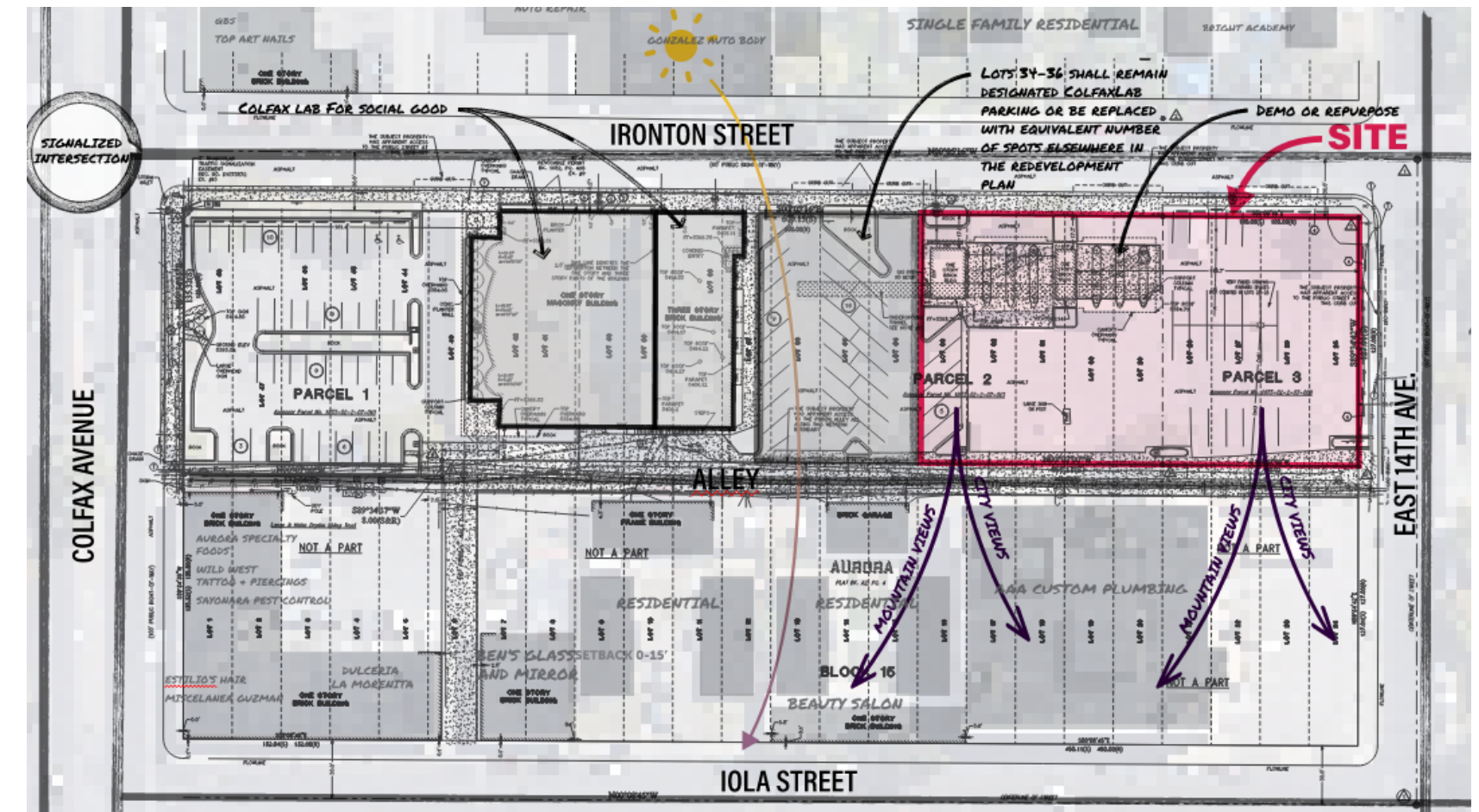
The completed submission shall be emailed to Kara Carpenter (kcarpenter@urbanlandc.org) by August 25th end of business day MST. Submissions will be by email in a digital format. Files should be no larger than 15MB. All submissions need to include these three elements:

1. Contact Information
2. Design vision that meets these themes and goals:
 - a. Multicultural and welcoming of all people to create a sense of belonging
 - b. The coexistence of nature, art, and urban landscape
 - c. An impression representative of the strengths and vibrancy of East Colfax communities.
3. If your submission is not word-based, a description of the submission.

Timeline:

Announcement of Design Competition: July 12th, 2023, 5pm
Submissions due: August 25th, 2023, 5pm
Announcement of Winning Submission: September 15th, 2023

Please submit your ideas, interpretations, design etc. to Kara Carpenter (kcarpenter@urbanlandc.org). All entries will be reviewed by ULC, The Fax, and the IEC Steering Committee members.



Submissions become the property of ULC.