Our Goal: Transform vacant, blighted buildings with a successful public/private partnership into a low-density community of 49 affordable senior rental apartments with many sustainable features.
Redevelopment team:

• Giving Tree Partnerships (GTP):
  - GTP principal is an experienced Lakewood multi-family rental property owner/manager since 1980s
  - Acquired site in early 2015
  - Several prior redevelopment attempts for site not feasible 2015 through 2017

• Hartman Ely Investments (HEI):
  - Historic building redevelopment focus by HEI principals for almost 40 years (www.hartmanelyinvestments.com).
  - Specialists with tax credits (historic, solar, LIHTC) and public/private partnerships

• William Brummett Architects:
  - Experts with senior housing and renovation projects

• Palace Construction:
  - Very experienced with historic renovation and LIHTC projects for 50 years
Redevelopment features:

• 49 solar powered, energy efficient, senior affordable apartments:
  - Most with 60% AMI affordable rents via 4% LIHTC program
    (three with 30% AMI for State DOH)
  - 35-1BR apartments
  - 14-2 BR apartments

• 1 on-site manager apartment and tenant storage lockers in separate building

• Public bike/pedestrian path connection to light rail at Garrison Station (by City)

• Free electric vehicle (EV) charging station for residents. Cost-effective used EVs will be more readily available after 2020 initial occupancy

• No natural gas connections/on-site fossil fuel use (all-electric buildings help mitigate climate change and improve indoor air quality)

• Edible landscaping and low-water use site design

• Preserve the memory & key features of the historic and low-density Hospice of Saint John site
  - July 2018 local historic site designation from City of Lakewood; this site was the second in-patient hospice facility in the USA
  - Historic designation enables State of Colorado Historic Tax Credits (HTCs)
Public/private partnership and Financing Summary:

- CHFA Permanent Loans (TE Bond and HOF): $4,830,000
- Jefferson County CDBG Loan: $750,000
- State Historic Tax Credits (loan via Metro West Housing Solutions): $1,820,000
- Colorado Department of Housing Loan: $539,000
- LIHTC/Solar Tax Credit Investor (Raymond James): $4,086,000
- Seller Carryback (portion of property purchase price): $859,000
- Deferred Developer Fee: $480,000
- Total: $13,364,000

Schedule:

- 2019: August construction start
- 2020: Construction completion, leasing and initial occupancy
- 2021: Stabilized occupancy and permanent financing
Project Goals:

Provide good quality, creatively designed affordable housing (HEI's Fruitdale School Lofts project in Wheat Ridge shown as example)

Transform vacant, blighted buildings into vibrant new sustainable community

Connect property to light rail as resident and public amenity
Convert Site into Affordable Apartments:

Existing Site Plan  Eiber Village Site Plan
Convert Site into Affordable Apartments:

Existing East Building Enlarged Plan

Eiber Village, East Building Enlarged Plan
- Three prior rooms = 2 BR apt (In blue)
- Two prior rooms = 1 BR apt (in orange)
Public Education-
(Site History, Sustainable Features, Public/Private Partnership):

Father Paul Von Lobkowitz, Hospice founder

Display opportunity at Eiber Village common areas

Display/educational gallery at Fruitdale School Lofts (as example)

Sustainability display panel at Fruitdale (as example)
Connection to Light Rail:

Garrison Street light rail station

Area Plan

Area for proposed public bike/pedestrian path connection to Garrison Station through Timberleaf property (view from southwest corner of Eiber Village)
Hartman Ely Investments,
Prior Similar Affordable Housing Project:

Fruitdale School, Wheat Ridge (before-2014)
Fruitdale School Lofts (after-2017)
Hartman Ely Investments,
Similar Affordable Housing Project:

Pancratia Hall, Denver (before-2018)

Pancratia Hall at Loretto Heights College (historic-1930)

Area Plan

Landscape Plan

Blocking Plans
Hartman Ely Investments,
Prior Similar Adaptive Use Projects:

- **Steam Plant Lofts (after-2004)**
  HEI, in partnership with Harvard Communities

- **Lowry Steam Plant, Denver (before-2001)**

- **Hangar 2, Aerial Photo of Site (before-1998)**

- **Lowry Hangar 2, Denver (after-2014)**
  HEI, in partnership with Larimer Associates and City Street Investors

- **Solar power (tax credits)**

- **Revitalized 1939 historic building ($50,000 state historic tax credit)**

- **Five new neighborhood restaurants**

- **Hangar 2 Lowry, Aerial Photo of Site (after-2014)**

Eiber Village at Garrison Station
Redevelopment Summary
May 2019

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Jim Hartman, Prior Similar Affordable Housing Projects:

Bank Lofts, Denver (after-1996)
Jim Hartman, Development Manager, previous firm

Boston Lofts, Denver (after-1998)
Jim Hartman, Development Manager, previous firm

Grand Lowry Lofts, Prior Lowry Air Force Base, Denver (after-2000)
Jim Hartman, Development Manager, previous firm
Jim Hartman, Prior Similar Adaptive Use Projects:

Odd Fellows Hall, Denver (before-1982)

Odd Fellows Office/Retail (after-1983)
Jim Hartman, Project Architect, previous firm

Joslin’s Dept Store, Denver (before-1996)

Courtyard Marriott Hotel Downtown Denver (after-1997)
Jim Hartman, Project Architect & Development Manager, previous firms