

# Colfax: All Aboard

**The Coming Developments & Projects  
For CHUN Webinar June 6, 2022**

# What's Going On?

## New Developments:

- “Tom’s Diner”
- District 6 Police Station
- “Smiley’s” by CIG
- “Ramada Inn” by Kairoi
- “Fanny’s Florist” / “Bourbon Grill” by Pando Holdings
- Bus Rapid Transit (BRT)



# Housing + Retail Scoresheet

## Totals:

- 5 Developments - 4 w/housing (none at Tom's)
- About 610 units (+ hundreds more at District 6 PD)
- 1,000 new people living on Colfax
- Dozens of new retail spaces





# COMING TO COLFAX



**BUS RAPID TRANSIT (BRT)** Colfax is a key east-west transportation route and ridership for the 15/15L bus is higher than all other RTD bus routes. Center-running bus rapid transit (BRT) is planned with a dedicated transit lane in each direction. BRT will increase the number of people coming to Colfax by nearly 50%, provide more affordable and reliable access to over 250,000 jobs and community services, reduce transit travel time by up to 15 minutes, improve pedestrian safety, and create exciting streetscape, placemaking and economic development opportunities. [Learn more at colfaxbrt.org](http://colfaxbrt.org)



## 2 1566 N WASHINGTON ST.

As part of the 2017 General Obligation (GO) Bond, Denver is investing \$25 million into a new Denver Police District 6 facility. The city recommended a new location for the station, so the future of the current police station building site is unknown. This site is a great opportunity for a community-centered plan for development of this City-owned parcel.

## 4 1150 E COLFAX

Kairoi Residential plans to build a seven-story 334-unit apartment building at 1150 E Colfax (the former Ramada Inn), with 6,000 square feet of ground floor retail space. Construction is currently underway with an anticipated move-in date of summer 2024.



## 1 601 E COLFAX

Formerly the beloved Tom's Diner, construction is underway on a reimagined concept for the 1967 Google-style building. Tom's Starlight will host a cocktail bar in the original structure. The parking lot out back will be transformed into outdoor space with a garden and outdoor bar. Construction is underway and doors will open summer of 2022.

## 3 1080 E COLFAX

Consolidated Investment Group (CIG) purchased the former Smiley's Laundromat building at 1080 E Colfax in 2017. The project, called *Route 40*, will be a seven-story building with 210 apartments and 5,000 square feet of retail space.



## 5 COLFAX & FRANKLIN

A mixed-use project from Pando Holdings is underway located at the intersection of Colfax Ave and Franklin St. The project consists of an adaptive reuse of the existing 1890's mansion and a new seven-story building with 67 residential units. Construction will begin in July 2022 with a completion date of spring 2024.



# 1080 E Colfax

- Former Smiley's Laundromat
- Purchased by Consolidated Investment Group in 2017
- “Route 40” - 210 apartments and 5,000 square ft. of retail.
- Completion date: Summer 2024



# 1150 E Colfax

- Former Ramada Inn (nee, Phipps Mansion)
- Developer: Kairoi Residential
- 334 units with 6,000 square ft. of retail.
- Completion date: Summer 2024



# Colfax & Franklin

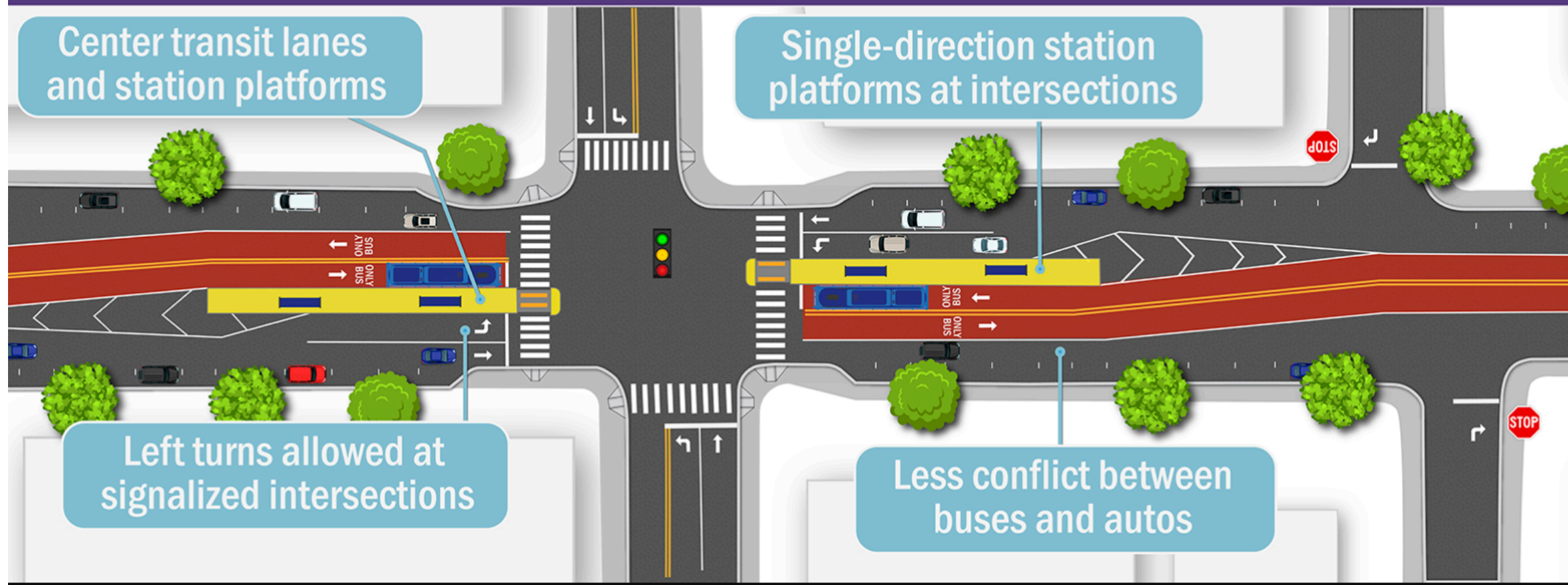
- Developer: Pando Holdings
- Adaptive reuse of historic mansions + new 7-story building.
- 67 units of housing
- Completion date: Spring 2024





# Bus Rapid Transit

## Center-Running Bus Rapid Transit: How It Works



- Inverts travel modes 50,000 transit riders; 25,000 car drivers
- More space on the sidewalks for streetscape improvements



# Resources & Q&A

- Frank Locantore, Executive Director, Colfax Ave BID
- [frank@colfaxave.com](mailto:frank@colfaxave.com)
- [How new buildings can actually fight displacement](#) by *Vox Media*, and housing expert/advocate Jerusalem Demsas

# Upcoming

- June 22nd: Bike From Work Day - 16th & Humboldt, 5:30 pm
- June 22nd: PRIDE Movie Night, *The Birdcage*, 8:00 pm  
16th & Humboldt
- Independents Day (not a typo): July 22nd weekend





# COLFAX AVE

## BUSINESS IMPROVEMENT DISTRICT

## BOUNDARIES

The Colfax Ave BID boundaries span from the alley west of Grant Street to the alley east of Josephine Street with 14th and 16th Avenues as the southern and northern borders, respectively.

