

## Synopsis of Special UAHR meeting held Wed 26 Jun 2013 – 6:30pm HRS Clubhouse

RE: HR Consideration & recommendations for proposed ~±1 acre, ~±990 Self Storage Unit at NW area I-225 & Iliff replacing 1982 unfinished abandoned multi story parking garage.

Attendees:

- Eric Bush and associates—Developer
- Molly Markert, City Councilperson Ward IV
- Errol Rowland, President of HRMD Board
- Josie Spencer, President UAHR Board
- Representatives & residents from 8 of 10 HOAs'
- Burgundy, Cobblestone, Cobblestone Crossing, Country Club Ridge, Fairway 16, Heather Ridge South, Sausalito, Strawberry
  - Burgundy, Cobblestone, Cobblestone Crossing, Country Club Ridge, Fairway 16, Heather Ridge South, Sausalito, Strawberry
- Absent:
  - Chimney Hill, Doubletree - Note: President of Chimney Hill HOA Board sent an e-mail response in favor of any garage development!

Eric Bush and his associates did a short presentation and pictorial renderings of the proposed garage development and also pictures of a previous development of a self-storage unit on SW corner of Kearney & Leetsdale in Denver!

Following a productive Question & Answers session the developers were thanked for their time and presentation and were dismissed so that a frank discussion among the HOAs' could be held!

The discussion facilitated by Molly Markert reached a consensus on the following points:

- Use: Is supported as long as it is a self-storage facility.
- Look: Is supported as long as it looks like the facility on Leetsdale.
- The following items are to be negotiated by the Metro District'
  - Transfer title of ~±1 acre NE vacant land to HRMD
  - Consider having proposed Storage Facility included in HRMD
  - HR signage facing I-225 to promote the golf course on the building.
  - A 2 year contract advertising in "Metro Matters"
  - A discount on rentals to HRMD residents'
- Questions: Security – Will they have
  - Outside Cameras
  - External Patrol
- Taxes: Molly to investigate taxes.

A vote was called seeking HR opinion to support / oppose the proposed self storage development considering the above items:

- Support – Unanimous YES by all attendees
- Oppose – None

Notes from Molly and Josie used to compile this synopsis



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Denver, Colorado 80206  
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Mr. Errol Rowland, President  
Heather Ridge Metropolitan District  
13521 East Iliff Avenue  
Heather Ridge, CO 80014

RE: Proposed I-225 & Iliff Self Storage

Dear Mr. Rowland,

Attached are the conceptual renderings of what we're proposing for the redevelopment of the parking structure at I-225 & Iliff. I wanted to make a few points about the proposed re-development for your meeting:

- 1) Site size – 2.24 acres
- 2) Parking Structure – originally built in 1982 (Currently has 180 spaces)
- 3) Our re-development is on the existing parking structure that exists today (we're only adding one floor to the top of the existing 3 stories of parking.
- 4) We can re-plot the existing site and deed over enough land to Heather Ridge to accommodate a pro-shop and cart storage – excellent visibility and signage for the golf course.
- 5) The proposed architecture will be consistent with the other four properties in the Country Club Development and is designed to look like an office building.
- 6) A typical 100,000 sf facility of this size draws only ten (10) cars per day on average – self storage has the lowest traffic impact for all commercial uses.
- 7) The re-development will rid the site of the transient traffic that exist on site today and provide a safer environment for the other buildings tenants. It also cleans up a thirty (30) year eyes sore for the neighborhood.

Thank you for taking the time to review our conceptual plans and discuss the potential opportunity for creating a re-development that the neighborhood can be proud of.

Sincerely,

Eric Bush  
President

I-225 & Iliff Self Storage LLC  
Managing Member



SELF STORAGE BUILDING

I-225 & LIFTF SELF STORAGE  
AURORA, COLORADO

MAY 20, 2013

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VIEW FROM NORTHEAST - BEFORE



VIEW FROM NORTHEAST - AFTER

**I-225 & IJIFF SELF STORAGE  
AURORA, COLORADO**

MAY 30, 2013

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VIEW FROM SOUTHWEST - BEFORE



VIEW FROM SOUTHWEST - AFTER

I-225 & LIFF SELF STORAGE  
 AURORA, COLORADO

MAY 20, 2013

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VIEW FROM SOUTHEAST - BEFORE



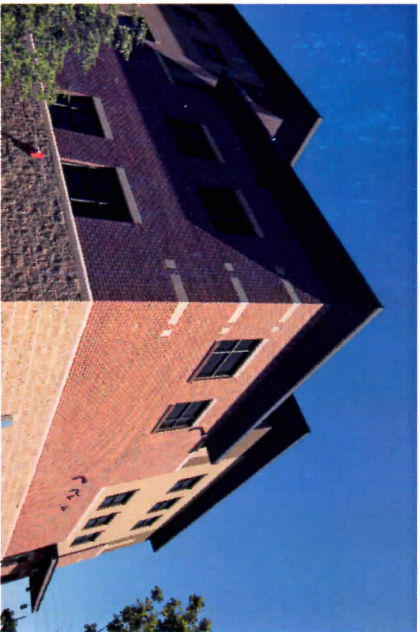
VIEW FROM SOUTHEAST - AFTER

I-225 & IJFF SELF STORAGE  
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MAY 20, 2013

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**CUBESMART SELF STORAGE**  
**6150 LEETSDALE DRIVE, DENVER, CO**

MAY 20, 2013

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