

# Rocky Mountain News

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## Major project unveiled for key downtown block

By John Rebchook, Rocky Mountain News  
June 19, 2007

Developer Evan Makovsky today unveiled plans for a million-square-foot, mixed-use development in the heart of downtown.

Makovsky, a principal of Shames-Makovsky Realty Co., announced the plans overlooking the 75,000-square-foot parcel he bought that covers three quarters of the block bordered by 15th, Welton and California streets.

It does not include the mostly empty Fontius building and the adjacent Washington McClintock building on the 16th Street Mall.

Barriers have been put around the Bank of Denver building, which will take about a month to demolish, Makovsky said.

The former Colonial Hotel, which he bought from the Dikeou family, also will be demolished.

"We as a community have invested almost \$1 billion in the Convention Center and the (Hyatt Regency Denver at Colorado Convention Center) hotel, yet people are afraid to walk from 15th Street to the 16th Street Mall," Makovsky said at a press conference on the second floor of the Hyatt, which overlooks his property.

"To me, redeveloping this block responsibly can make our downtown a more welcoming and livable community, which will help the property owners as well as all of the residents and visitors," Makovsky added.

"We're committed to an action agenda relating to vacant and undeveloped properties, poorly-maintained storefronts, deteriorating streetscapes, and 16th Street Mall safety issues," said Don Hunt, chair of the Downtown Denver Partnership's "Revitalizing the Core Task Force," a group that focuses on improving the quality of the experience in the core of Downtown, and aggressively pushing for change.

"For years, we've remained resolute that this particular block could contribute more to our urban landscape," said Tami Door, President & CEO of the Downtown Denver Partnership. "Those dreams are finally coming to fruition."

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