

## Development Activities Meeting Report

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
<b>Project Name/Address:</b> Silverio Hoffman Fitness	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"> <li>• Larimer Consensus Group</li> <li>• Larimer Residents</li> <li>• Larimer Business Owners</li> </ul>
<b>Parcel Number(s):</b> 144 Julius Street	
<b>ZDR Application Number:</b> DCP-ZDR-2019-08380	
<b>Meeting Location:</b> Kingsley Center 6435 Frankstown Ave,	
<b>Date:</b> 01/07/2020	
<b>Meeting Start Time:</b> 6 PM	
<b>Applicant:</b> Silverio Hoffman Fitness	<b>Approx. Number of Attendees:</b> 18
<b>Boards and/or Commissions Request(s):</b> New Construction	

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

<p>Silverio Hoffman Fitness and Moss Architects presented to the community their plan to construct a new fitness center located at Frankstown Ave + Julius Street (144 Julius Street). The site is located across from the East End Brewing Company and expands to Zodiac Way. Currently, the parcel is zoned LNC and UI (please see site plan). Silverio Hoffman Fitness (Janet Hoffman and Maria Beth Silverio) is the Owner and Developer. The community learned of their intentions to:</p> <ul style="list-style-type: none"> <li>• Demolish the existing house + shed prior to construction</li> <li>• Proposed Landscaping and Rain Garden</li> <li>• Proposed Bike Racks</li> <li>• Dumpster enclosure</li> <li>• Main entrance in parking lot behind Frankstown Ave.</li> <li>• Café/Bistro inside</li> <li>• Gym amenities</li> <li>• Building Materials</li> </ul>
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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Are memberships affordable?	The gym is not a membership. Classes are bundled and is structured client/personal trainer- 1 on 1 training

Questions and Comments from Attendees	Responses from Applicants
Since you are expanding, will you seek employees from the Larimer community?	Yes, we will look for Certified Personal Trainers, insured trainers, receptionist and cleaning staff
What are your hours Where do you live?	6 AM – 8 PM Residents of Point Breeze
Do you specialize in adaptive fitness?	Hopefully, we will have more trainers that are certified in training clients with permanent and temporary disabilities
What are some of the amenities?	Massage Rooms, Locker Rooms (Male + Female) and Café/Bistro
Do you accept insurance, Silver Sneakers? In addition, What is the client / trainer ratio?	No. We try to adhere to no more than a 3/1 ratio
What is the timeframe for construction?	We hope to break ground by March and be in business in November 2020
Regarding construction, what are your plans to hire minority businesses?	We are exploring those options
Why is there not an entrance on Frankstown Avenue?	Safety. We want to make sure equipment is being used properly and with a trainer
What is the average cost of a session/class? What are your class levels?	60-70 per ½ hour Beginners, Intermediate and Advance
Will you seek to have any youth programming?	Yes, currently, we have a trainer who does group training with youth and possibly can work with local teams or groups in the community
Is this your only community engagement?	We are opened to having multiple engagement and work with the Larimer Consensus Group

#### Other Notes

Majority of the questions were around membership and facility amenities. The Silverio Hoffman Fitness Team stated that their structure is personal training and their clientele works with Certified Personal Trainers. The Silverio team stated that they would explore options to do group senior classes and perhaps work with youth programs in Larimer.