# BUILDING \ DIALOGUE

Development Construction Architecture Engineering Interior Design

The Hooper

Welton Corridor is Playing a New Tune \\ PAGE 76



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Centennial Center Park Adds More Restful 'Rooms' to Foster Privacy



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#### WORTH 1,000 WORDS

Bpx energy: Gensler's Design Takes on a Hospitality Focus

Photos: David Lauer Photography

The Harmony Club: Studio 10's Design Deviates from Traditional Golf Club Design

Photos: David Patterson

## The Infinity Structural System

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#### **Samples of Denver Projects**



Art District Flats (1225 Santa Fe)



CU Denver Dorms (1200 Larimer)



The Hooper (2602 Welton)



Hyatt Centric (18th & Champa)

Welded Wire Fabric



The Moxy Hotel Cherry Creek



The Lydian (26th & Welton)



678-513-4080 infinitystructures.com

**Concrete Slab** 





Gillian Hallock Johnson, LEED AP ID+C, recently returned to Anderson Mason Dale Architects as a principal after 25 years, where she leads the firm's interior design services. Johnson is an influential thought leader in workplace environments and an award-winning interior designer focused on the impact of design on essential human experiences. With a rich background in architecture, art history and study in Italy, Johnson launched her career at AMD before rising to leadership in an esteemed interiors firm and within the broader design community. gjohnson@amdarchitects.com



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**Sean O'Keefe** explores the built environment stories one project at a time. He also provides integrated writing services to architects, engineers and contractors. sean@sokpr.com



**Josh Brooks** is co-director of Sasaki's Denver office and a practicing landscape architect and urban designer who is passionate about creating successful human habitat for all people. His interest lies at the intersection of people and infrastructure, where he focuses on the planning, design, and implementation of urban places of lasting social significance and ecological integrity. ibrooks@sasaki.com



**Rob Hill** brings a combination of creative talent and discerning business sense to his position as owner and leader of the sales and marketing teams at elements. His understanding of emerging trends, planning methodologies, product applications and execution strategies makes him a true mentor to the sales team and an invaluable asset to elements client teams. He has spent more than two decades in business development, project management, interior design and construction management. Hill has been a part of the Society for Marketing Professional Services Colorado Chapter, NAIOP Colorado Chapter, and the Colorado State University Business Roundtable.

> Cover photo courtesy Craine Architecture

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## Anderson Mason Dale Architects

www.amdarchitects.com





o you feel it? Not just the jab in the arm, but also the optimism in the air. It's palpable. Almost too good to be true. It's been a long slog, but it feels like we are returning to some semblance of life as we knew it before the pandemic.

In some ways, it feels like a slower drum beat – office tenants slowly returning to claim their desks. Paraphrasing Kevin Costner, "They will come." In other sectors, it can feel like we hardly missed a beat. A strong return to retail – something brokers feel confident about – is on the horizon as customers return to the mall and capacity limits are lifted for everything from restaurants to movie theaters.

New construction has continued throughout – and starts have even increased this year, according to Dodge Data & Analytics. However, logistical issues and increases in material prices likely will keep things in check for a while. A mixed bag in 2021 is better than the booby prize known as 2020.

Jumping off from that visual, this issue is filled with stories to make us all feel good about getting back together. Collaboration is the word when it comes to the adaptive reuse of the ArtPark Community Hub in Five Points, where visitors will be able to check out a book at the new library branch, find a favorite food at the Comal Heritage Food Incubator or enjoy the artwork of local artists in the RedLine Contemporary Art Center. Junction Food & Drink, the chef-driven food hall at Colorado Center, is another place to get back together, bringing new interest to the mixed-use project that features Dave & Busters and a United Artists movie theater.

Affordable housing – with an emphasis on good design – remains a constant theme in our pages, whether it's for-rent product like Sheridan Station TOD or Denver's for-sale La Tela Condos. Additional features include hospitality projects, end-user spaces, park remodels and even the rebuilt Pikes Peak Visitor Center.

Finally, two really cool multifamily projects are coming to fruition: The Hooper at Five Points by Palisade Partners and Craine Architecture, a project that hits all the right notes in this former jazz enclave; and Edit, a 13-story Zocalo development in RiNo that lives larger than its abbreviated unit sizes all while embracing sustainability and oozing design.

When we meet again, I'll have an African tale to tell. Until then, enjoy our new lease on life and keep up the outstanding work!

Kris Oppermann Stern Publisher & Editor kostern@crej.com

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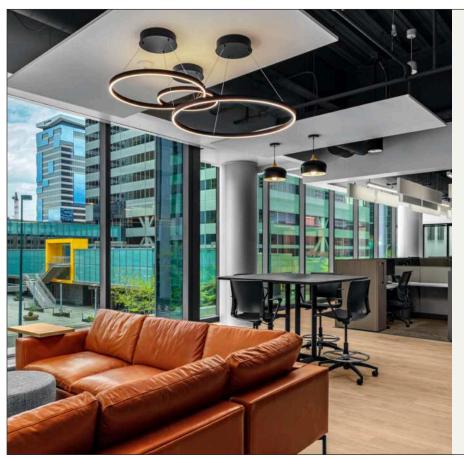
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### Design Language: The Vocabulary of a New Work World

If these spaces are imbued with

a new, more human-centered

design language that reaches

deeper into the souls left empty

by the reckoning of the pandemic,

then office towers will be viewed

as vibrant 'vertical villages' with

neighborhoods on different floors.

Gillian Hallock Johnson Principal, Anderson Mason Dale Architects

s a workplace designer and strategist, the word "office" arguably dominates my lexicon more than any other word. Now, in 2021 the words "return to" have glued themselves permanently in front of "office," creating an expression permeated with questions of spatial disruption, mental trepidation and health concerns. CEOs, designers and developers are clearly at the precipice of a new work world, whose values don't entirely fit into our existing design language or traditional offices spaces. The fact that the words "return to office" and "COVID" are so often uttered together begs the question: Has the word "office" now become toxic?

• Aligning words with new values. In order to face our new work reality head-on, we need to begin transforming our design language, starting with retiring

the word "office." In doing so, we can begin to bury the one-dimensional, boring, vault-like associations that no longer connect with people's souls. Words such as "community," "collective," "studio," "collaborative," "alliance," or even "workplace" are more relevant replacements because they speak to the post-pan-

demic paradigm that is emerging. In other words, they embody the purpose of returning to work.

• Delivering the best of both worlds. Why would people want to return to work? After a year of collective self-reflection, we are coming to terms with our individual work style preferences. Of course, a number of people need to work from home, and some want to continue working from home because they believe it gives them more autonomy, distraction-free productivity, and no commute. In the future, this population will need particular consideration to keep them culturally engaged and connected to a company community.

This article is focused on those people who are looking for the best of both worlds. They'd like the choice to work from home sometimes, but want meaningful interaction and derive energy through being a part of a diverse, people-centric cultural experience at work. The stakes are even higher now for them, and, given the choice, they will seek employers and buildings whose spaces are shaped into vibrant collaborative spaces filled with choice, service and access to unique local experiences. This is the new paradigm that has emerged from the isolation of the pandemic. If we de-

sign to meet this want, we might just fill our buildings again.

• Translating the human experience into buildings. The trajectory toward expanded and diversified social, collaboration and meeting spaces has obvious planning and code implications. New and existing buildings already are integrating increased security and higher levels of concierge services for a more human-centered experience.

Further consideration for *new buildings* may include:

- **Deeper bay depths** to allow for larger, more flexible multipurpose spaces.
- Three exit stairwells to accommodate higher density occupant load factors.
- **Increased plumbing counts** to offset increased occupant load.
  - Increased outdoor balconies where possible, or rooftop terraces.
  - Connection to local context at entry level to energize and engage local surroundings.

**Existing buildings** with increased vacancies could realign themselves by:

 Rebranding the building with names linked to

the local context or neighborhood vs. a building number or monument signage identified with a company.

- Reinventing transfer floors by relocating tenants and transforming vacated floor areas into vibrant mixed-use social space, common to the building at a more accessible midrise level in addition to the first floor (and basement).
- Investing in luxurious base building restrooms on every floor that convey elegance with thoughtful lighting vs. value-engineered institutional drive-thrus.
- It takes a village. To align the future workplace with the re-imagined post-pandemic desire for deeper social and cultural connection, we need to think of it as a village. All thriving villages are a mixture of spatial types ranging from public to private. Social hubs such as work cafés; open, collaborative meeting areas; hoteling areas; large, flexible multipurpose rooms; amenity spaces; and welcome areas will address the workplace villagers' desire for socialization, diversity and choice. More intimate spaces for privacy and focus will be equally important to the equation in order fulfill the human need for respite and focus.

If these spaces are imbued with a new, more hu-



man-centered design language that reaches deeper into the souls left empty by the reckoning of the pandemic, then office towers will be viewed as vibrant "vertical villages" with neighborhoods on different floors. This new paradigm could cultivate equity by providing choice – alternative work styles, healthy food offerings, bold references to local character and company brand. And with ubiquitous but invisible technology that is state-of-theart and user-friendly, just imagine the powerful draw a company "village" like this would create.\\







## How do you transform space into inspirational place?

Providing a place that cultivates creativity, ideas, and collaboration can transform your business. It starts with listening to your employees and meeting their needs. When your people are happy, engaged, and inspired, amazing things happen.

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**Environmental Graphics** 

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**Floor Covering** 

**Technology** 

**Manufactured Construction** 





## Destination Workplace: Longing for Connection, Meaning



Rob Hill Co-owner, elements

e are in a talent war.
And the idea of going back to the workplace that anticipates an outdated version of ourselves does not make it easier to think about what's next. As we envision our collective reentry, we need to instead understand and embrace the appeal for a fresh start.

Many of us want to reclaim the boundaries between work and life as remote working has invited companies into our living rooms, kitchens and family life for more than a year while retaining the benefits of more flexible, choice-driven work

environments. Employers need to listen to what their workforce is saying and intentionally design in ways that make coming to the office desirable – ways that make it a true destination.

Placemaking is the physical manifestation and balance of people, brand and culture. Creating destination-worthy workplaces must become the collective goal for all businesses as a means of developing the culture they want, representing their brand identity, attracting and keeping the best talent, and supporting emerging work styles to better foster collaboration and innovation.

• Culture. Imagine the power of creating a place



Careful design and planning are needed to manage the increasingly ubiquitous nature of technology to respect visual and acoustic privacy and minimize distraction within the office.

where employees want to be and want to be seen. The emerging office will be a cultural hub where people can connect both in person and remotely – a place where people are empowered to ideate, share experiences and otherwise engage as a community, the byproduct of which is a thriving culture tied to the brand.

Environments with a sense of belonging foster free-flowing conversations and are where people regularly seek opportunities to collaborate and

solve problems, enjoying the social benefits of learning from one another. Serendipitous encounters in the office provide quality versus quantity of personal interaction.

In order to accomplish this kind of environment in the workplace of the future, we need to rethink large, undefined environments in favor of smaller, more intimate and humanistic areas to work and grow as individuals, teams and organizations.

Your brand is your culture, and your space is a reflection of your ideals and principles. The longer your team is apart, the more challenging it is to evolve culturally. Dedicated space also can provide a haven for promoting equity and supporting a broad range of di-



The emerging atmosphere of the future office is influenced by the hospitality industry and foregoes excess formality.

versity and inclusion initiatives. Through a thoughtful approach to the environment you create and the activities and behaviors you cultivate in your space, you can build respect among people in new ways.

• Attract and retain. Flexibility, adaptability, wellness, practical amenities, flexible furnishings and the seamless integration of technology are the baseline for productive work environments. Both community and collaboration are at the core of the new work experience. The office and the pieces that make up the office are shifting to enable new behaviors, policies and virtual work to thrive.

The workspace is an experience that will need to prioritize more "we" spaces and fewer "me" spaces. The emerging atmosphere of the future office is influenced by the hospitality industry and foregoes excess formality.

Free address in the open plan will be more the norm to support real estate strategies and hybrid work, and private offices will transform to provide for the need for different types of meeting spaces.

Adapting furniture as an extension of interior architecture provides flexible space planning solutions that allow employees to change their space to adapt to their needs and shape their own experiences. Every individual and team is different, and companies need to create a free flow of space the gives employees latitude, with a landscape of choice of where to work within the office depending upon their job function.

Ultimately, if we've learned anything from the last year when it comes to the world of work, it's that workplace environments have to support higher levels of uncertainty. You can't always anticipate future needs, but you can expect change and proactively respond by making adaptability a functional goal of your workplace criteria.

• The hybrid spark. The workplace is there to create sparks. Hybrid work offers both focused "deep work"



Placemaking is the physical manifestation and balance of people, brand and culture.



Rethink large, undefined environments in favor of smaller, more intimate and humanistic areas.

opportunities for individuals to concentrate on tasks remotely as well as opportunities to come together in any number of inviting atmospheres within the workplace for collaboration.

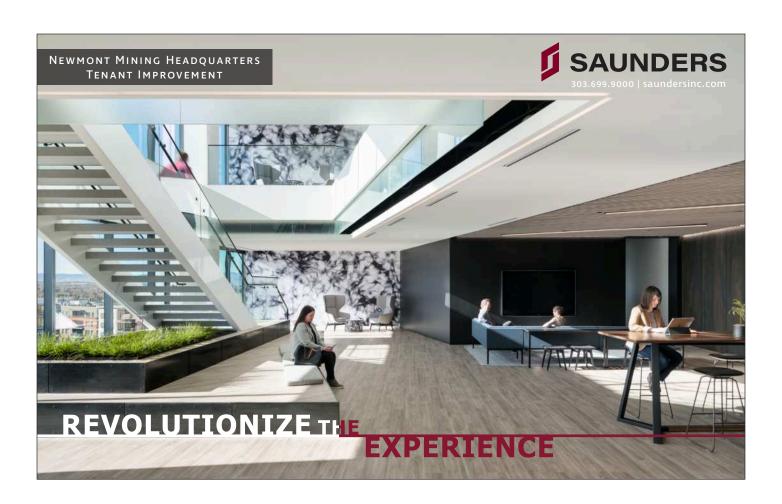
Advancing technologies are the defining challenge of these times. Having the right technology and teaching your team how to use it properly is the key to effective, flexible work environments, particularly in the hybrid model. Creating "phygital" spaces is one key opportunity. This refers to the process of using technology to equalize the physical space to interface with the digital technology that connects people in order to enhance communication across all platforms.

Working anywhere requires a superior technological infrastructure to support collaboration and innovation. General expectations include streamlined video conferencing, live interactive working sessions, up-to-date mobile tools, and cybersecurity. Careful design and planning are needed to manage the increasingly ubiq-

uitous nature of technology to respect visual and acoustic privacy and minimize distraction within the office.

• The office is here to stay. The workplace must go beyond accountability and efficiency – humans are social beings who long for connection and meaning. We want to be part of something larger than ourselves and feel valued as a contributor, and good design can foster community.

Understanding the characteristics of the evolving workforce and the elements stimulating workplace transformation will secure a talent-driven experience, inherent adaptability and flexibility, a positive culture, and a balance between real estate costs and employee amenities.\\









## Designing Multifamily Projects that Sell

TRIO's proven **market-driven design** approach recently helped a new Denver community sell for **\$105 million**.

TRIO helps builders and developers reach ideal home buyers or renters with unique, thoughtful design that positions communities for successful sales. For Alas Over Lowry (formerly Broadstone Lowry), TRIO combined creativity with market research to achieve amazing results – this 300-unit luxury multifamily community sold for \$105 million!

"This project's high-quality construction and finishes made it attractive to investors and residents alike, especially in the supply constrained submarket of Lowry – it was a big reason for the sale."

TERRANCE HUNT - VICE CHAIRMAN, NEWMARK

We invite you to view our work and you'll see, we don't follow trends, we evolve them.

## Make Friends & Money: Public Space as an Economic Story



Joshua Brooks, ASLA, PLA Director, Sasaki

et's face it: American's don't really like to pay for nice things, especially when it comes to urban infrastructure. Public spaces in this country are drastically underfunded. As such, our parks, plazas, waterfronts and streets struggle to serve beyond a basic utilitarian function. This doesn't have to be the case. Through creative partnerships and strategic financial tools we can unlock the potential of a more economically sustainable and socially performative public

realm. We see a small, but growing trend within the United States to create important public realm projects that are at once well designed, and creatively financed and managed. Drawing from successful precedents, cities like Denver can employ some of these same strategies to great effect, better leveraging a variety of funding sources to cultivate a robust and lovely public realm without draining public funding streams.

Anna Cawrse, ASLA, PLA Director, Sasaki

#### **Finding Partners and Money**

Public realm – parks, streets, plazas, greenways, etc. – typically are funded and maintained by a public agency. Parks departments or public works departments generally are responsible for these spaces and they are primarily funded by tax dollars or other public mechanisms like bonds. These sources generally do not yield enough funding, putting stress on the delivery and ongoing operations of anything more than the most basic of spaces. A vicious cycle ensues wherein great places can't be built, people don't understand the potential value, and thus are not willing to pay for them. To break out of this cycle requires leadership and partnership to find more diversified funding sources.

It starts with building partnerships and allowing those partnerships to do what they are best at. Not-for-profit organizations or private entities can raise funds from nonpublic sources. They also can enter into deals and other partnerships with various groups that a city usually cannot, or might struggle to do. Allowing and encouraging partnerships with groups to take ownership of capital projects and ongoing maintenance of our public realm can be immensely valuable to moving beyond the status quo.

Additionally, money can, and should, come from as many sources as possible. Private philanthropy, corporate sponsorships, revenue-generating programs and concessions, private event rentals,

and direct real estate value capture are all proven examples of funding both initial construction cost and ongoing operations of public realm projects. Expanding the funding pool while relieving the tax burden on the public can unlock tremendous opportunity.

#### **Return on Investments**

In addition to finding partnerships and alternate sources of funding, it is important to understand the actual economic value that quality public space can have. High-quality, high-impact public spaces drive foot traffic for local businesses, increase private property value, and incentivize new investment in abandoned or underutilized buildings and areas. While the negative impacts, such as gentrification can be managed through policy mechanisms, that is a topic for another article and should not be a deterrent for good investment.

Within real estate, "the high-line effect" – referring to the Manhattan linear public park's impact – points to how major public realm investments can draw millions of dollars in further investment in an area. Through value capture mechanisms that collect the increased tax value these public spaces can be sustainably managed at no or reduced cost to the public and at best actually can pay back the capital spent on their creation. This requires forward-thinking public policy to understand these impacts and create the tools to make it work.

From a revenue generation standpoint, creating opportunities for local business to tap into these investments is critical. Thoughtfully layering in things like restaurants, beer gardens and rental facilities not only can make places more economically sustainable, but also can make them safer by ensuring a steady stream of people to activate the space. With the right financing infrastructure in place, the investment in high-quality spaces can yield leaps in revenue for local businesses, which can then be captured to in part fund ongoing operations and maintenance of the higher-designed spaces.

#### Call to Action

If we want nice things, we have to pay for them. As Denver continues to grow and more demand is placed on the public realm to support an increased population, it is imperative that these ideas are embraced widely to deliver high-quality public spaces and do it in a way that is financial-

ly responsible and sustainable. This will take leveraging the amazing network of nonprofit organizations already in Denver, supporting new ones to form, and entrusting them with leading in the visioning, management, and financing of the amazing public realm throughout the city. This means city agencies become regular partners in pursuit of a higher mission. This means thinking about

parks, waterfront, and streets differently and understanding the full spectrum of life that is needed to support them, including commercial activity. It requires forward-thinking policy and financial tools to become an integral part of the planning and design process. Working together, all of this diversified support ensures that big ideas become big realities that pay off for all of us.

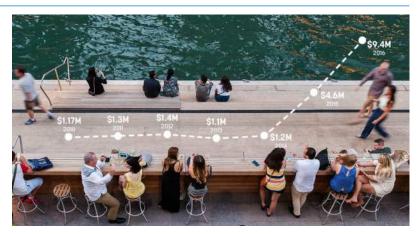
#### Case Studies

While talking about these ideas conceptually does present a compelling case, to explain how some of these ideas have played out in real life, we will use three Sasaki planned and designed projects completed over the past decade.



Smale Riverfront Park. The Smale Riverfront Park is roughly 40% funded by private dollars. This entirely public park utilized tools such as naming rights and others to garner the support of the philanthropic community that coalesced around an idea of creating something iconic for the city and free for all. Ongoing maintenance for the park is supported by a maintenance endowment as well as a robust rental program that channels money directly to the park operations budget.

Chicago Riverwalk. This \$100 million construction project to build a beloved public waterfront in the heart of downtown Chicago was initially funded by a loan through the Transportation Infrastructure Financing Initiative Act. It required that revenues generated by commercial activity had to be used to pay back the loan. Within two years of completion, commercial revenues increased over 9-fold from \$1 million to more than \$9 million. These revenues from restaurants, rental facilities, and other programming are managed by the city and will pay off the loan in a fraction of the projected time and soon will become a revenue positive project.





**Lawn on D.** The Lawn on D adjacent to the Boston Convention & Exhibition Center initially was conceived to be a highly programmed but temporary space and its operation was largely funded by the Massachusetts Convention Center Authority. However, by the 2017 season, its third season in operation, the venue generated a \$350,000 profit and attracted over 300,000 people; ever since, the Lawn on D's programming has continued to be financially self-sustaining, and it still holds more than 100 events per year. The space, while open to the public as a park, is managed more like a business by advertising its event capabilities and providing certain pay-toplay functions that generate earned income that then fund its ability to provide a public good.









## Creativity, Learning, Innovation: Power of Collaboration



John Deffenbaugh Projects Director, RiNo Art District

Shawn K.

Mather

Partnering

Architect.

Tres Birds

hen it opens late this summer, visitors to the new ArtPark Community Hub at 35th Street and Arkins Court in Denver will be able to check out a book from the new branch of Denver Public Library, enjoy a picnic lunch in a new park with food provided by graduates of the nonprofit Comal Heritage Food Incubator, experience art by local artists at the RedLine Contemporary Art Center or explore their own creative endowners in the dedicated makes.

deavors in one of the dedicated maker spaces.

The new \$4.5 million, 3-acre adaptive reuse project in Five Points is the result of years of advocacy on the part of River North Art District and a series of first-of-their-kind public and private partnerships aimed at addressing community needs by envisioning a new future for a couple of buildings that were slated for demolition just a few short years ago.

Affordability and access to public art and green space have been persistent challenges as the neighborhoods north of downtown Denver have grown and changed. Several years ago, after learning that two former Denver Police Department maintenance buildings were on the chopping block, RiNo Art District recognized that repurposing them could provide an opportunity to address these growing needs in the community. In February 2018, the city of Denver granted RiNo Art District a letter of intent to lease the vacant buildings, which formerly housed Denver police maintenance operations.

Working with partners including RedLine Contemporary Art Center, Denver Public Library, Focus Points Family Resource Center and Denver Parks and Recreation, RiNo Art District envisioned an adaptive reuse that retains these historic buildings while creating a new, long-term community asset for the people who live and work in Five Points, Cole, Globeville and Elyria-Swansea.

In February, Denver City Council approved RiNo Art District's long-term lease, and RiNo Art District engaged Tres Birds for architecture and Mark Young Construction as the general contractor to bring the project to life.

• Bringing together the arts, education and community. Unsurprisingly, art is at the heart of the Art-Park Community Hub. A partnership with RedLine



Pocket gallery at RedLine Space

Contemporary Art, a nonprofit based in Five Points dedicated to fostering education and engagement between artists and communities to create positive social change, will bring a vibrant art experience to the project. RedLine will facilitate eight affordable studios for artists as well as offer arts education programming for the community.

An innovative new branch of Denver Public Library will provide flexible community spaces open to all with amenities such as internet technology facilities, Chromebooks and Wi-Fi, in addition to a selection of the library's book collection. To date, no other public library in the country has engaged in an arts-focused community partnership of this nature.

This new branch is made possible through a partnership with RiNo Art District. In 2017, the Denver Public Library released a master plan outlining op-



The design was strongly guided by the idea of connection – to nature, to community and to self.



Carefully working to maintain the historic character of the building, Tres Birds created a much more flexible, welcoming design with the community in mind.

portunity areas that lacked library services. Globeville and River North were two neighborhoods identified; however, with no capital to invest, DPL began to actively seek community partnerships to help make new facilities a reality. Recognizing the need, RiNo Art District partnered with the Denver Public Library to provide 7,000 square feet in ArtPark Community Hub at well below market rate.

RiNo Art District is also partnering with the Focus Points Family Resource Center, a nonprofit organization serving low-income families in the greater northeast Denver area, to bring its multigenerational program to the hub.

Responding to the needs of the community, this location will offer commissary kitchen space offered to Globeville and Elyria-Swansea residents at a significantly lower-than-market rate. The center's Comal Heritage Food Incubator, a culinary training program for immigrants and refugees, will provide a welcoming space for individuals looking to grow their small food-service operations.

• Designed for connection. RiNo Art District engaged Tres Birds on a design for the adaptive reuse of the buildings



Looking south at Denver Public Library exterior



ArtPark exudes a warm, welcoming energy fit for the future visitors who will roam the halls.

that was strongly guided by the idea of connection – to nature, to community and to self, through creative and educational pursuits.

Like many of the existing buildings in this neighborhood, the structures on this site were not originally intended for community use (one of the buildings previously stored recovered stolen bikes, for example). The structures presented as one large, imposing mass. Carefully working to maintain the historic character of the building, Tres Birds created a much more flexible, welcoming design with the community in mind.

The park in ArtPark, completed by the city of Denver and Denver Parks and Recreation, is as integral to the community center as the buildings themselves. To help people easily interact with the outdoor spaces, the design team removed a section of the single building, turning the center into a gateway between the river and the park. Throughout the project, the design team sought opportunities to let light into what formerly were virtually windowless spaces and create both physical and visual connections to nature.

When it came to materiality, the buildings remain reflective of their place in the gritty River North neighborhood, with ample use of industrial, raw elements. The design team sourced local and reclaimed materials wherever possible in order to reduce material costs and add rich sustainable value to the space. Previously dark and unwelcoming space, Art-Park now exudes a warm, welcoming energy fit for the future visitors who will roam the halls.

With its emphasis on accessibility, education, creativity and inclusivity, ArtPark and Community Hub ultimately serves as a powerful example of the transformative potential of public-private collaboration, and the importance of thoughtful adaptive reuse in our communities. \\

john@rinoartdistrict.org sm@tresbirds.com

## Strengthening Teams Through Leadership Connectivity



Senior Estimator, Swinerton

ave you been in contact virtually with your colleagues for the past year, only to see them in person for the first time and think, "Wow! It's so great to see you – I feel like it's been so long!" This reaction is happening as organizations return to in-person working.

What is it about an organization whose employees express gratitude for coming back together? Why do employees want face-to-face interactions? As companies are establishing return-to-work plans, leadership faces a critical test with one question: Is your culture and connection with your employees strong enough for them to return in peak condition?

With the continued uncertainty around managing a virtual and in-person workforce, the construction industry took an in-depth look into how we operate during (wait for it...) unprecedented times. There is truth in the saying that "Construction is a people industry that builds buildings." Construction companies are adept at building buildings. With the challenges of the past year, most companies were efficient in keeping operations teams building projects during the pandemic.

The differentiators are the companies that successfully address the "people" side of the equation. Those that have a strong culture and are connected with their people will prove their worth as the economy moves toward a strong 2021.

Swinerton recognizes that our work landscape has transitioned to a new normal. We ask ourselves questions like, "What do our employees need to be most effective upon their return?" "How do we maintain connection with our employees if we're not all under one roof?" "How can this new landscape position us for success?" Maintaining our organizational culture, not just during boom years but also during those that challenge our fortitude, is critical to retaining our industry's most important resource – our people.

Catalyst.org published a Trend Brief\* about the importance of leadership connection during times of crisis. The survey responses show the direct correlation between open and vulnerable leadership and employee creativity, dedication and willingness to go above and beyond. One outcome that confirms the impact of openness during stressful times is creating opportunities for thoughtful dialogue among employees. These dialogues and connections are foundations for building and maintaining a corporate culture that supports all employees.

Swinerton believes that our workplace reflects the strengths of our communities and has established an Equity & Inclusion Council comprising a diverse team of leaders from all levels of our organization. The council's vision is an environment where all feel safe, respect-



The Unfound Door Members of Swinerton's internal Women's Business Resource Group gather pre-COVID to connect and discuss workplace culture.

ed and able to thrive, with Swinerton leveraging the strengths everyone offers. As an employee-owned organization, our leadership reinforces its commitment to uphold our corporate responsibility by focusing on our "people-first" culture. Understanding that each person has been individually affected by the past year's events, our vision supports how we truly connect.

Facilitated by the EIC, Swinerton launched three employee resource groups in the past year: Black Community Business Resource Group, Women's Business Resource Group and Working Parents Business Group. The overarching goal of these groups is to embrace a culture where all employees can come together for open discussion and learning while supporting a culture of "One Swinerton" for our employees across the country.

These groups, and future ones, are furthering conversations between managers and employees and employee to employee. The forward-facing actions of our resource groups reinforce that the power of our culture connects our people. And our culture is why we will continue providing the personal service that our clients have come to expect. The relationships between our employees, and extending to our clients, must survive in an environment that has changed in ways no one could have predicted.

If you're experiencing these "It's so great to see you!" effects as your teams return, pat yourself on the back. It appears that your organization's culture was strong enough to withstand the events of the past year. There is a high likelihood that your people are also more prepared to serve their clients and projects as our industry continues re-opening in force.

\*Trend Brief: Shaffer, E. & Neal, S. (2021). Why leaders must connect more during times of crisis. Catalyst.

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## Transformative Creativity in Special Education: The Role of Design in Supportive Learning Environments is Key



Tammy Ng, LEED AP BD+C Project Manager | Associate, MBH Architects

hen entering a
Leroy Neiman
Art Studio, inhabitants are embraced with vibrant color and expressive creativity. Conceived when Good
Tidings founder Larry Harper met
renowned American artist LeRoy
Neiman in 1989, the colorful art studios by the nonprofit children's charity
encourage students in underserved communities to explore their own creative
spirit and individual expression. Like each
of the student's needs, skills and dreams, no
two studios are alike.

We have navigated the design process with the Good Tidings team for 13 locations throughout North America - located within educational facilities, recreational centers and institutional buildings such as museums - and have developed a rhythm that expedites the design process while adapting to each location's specific needs. Each of the project partners - including Good Tidings, the LeRoy Neiman and Janet Byrne Neiman Foundation, and our MBH Architects team - treat each art studio as a unique experience, with its own scope, style and special considerations. Good Tidings provides the art studios as gifts, encouraging the project team to use our individual perspectives to envision and transform the space while meeting each stakeholders' goals. When envisioning the



The Pottery Corner provides a space for creating three-dimensional artworks. This corner includes two new wedging tables and a glazing table – specified in a rich cerulean blue color; a drying rack; a storage cabinet; the kiln; and three pottery wheels.



A custom-built false window with a picturesque view of the majestic Pikes Peak is a nod to the surrounding locale, providing students with a connection to the outdoors.

most recent Leroy Neiman Art Studio at the Colorado School for the Deaf and the Blind, our goal was to create a facility that helped deaf and blind students explore their art skills in a creative, visually uplifting environment. Providing art education for students ranging from elementary to high school-age and facilitating classes on painting, drawing, ceramics and sculpture, this Good Tidings location exemplifies the role that the built environment plays in facilitating hands-on, transformative learning. The importance of the built

environment in influencing the student's emotional, spiritual and physical health is central to the design process and cannot be stressed enough.

This studio is distinct in many ways; first and foremost, the studio was designed and constructed remotely during the COVID-19 pandemic. With offices shut down and stakeholders residing in two separate states, site visits and in-person client meetings went virtual to protect everyone involved. The first kickoff meeting with Larry Harper and the Colorado School for the Deaf and the Blind visual arts teacher focused on

understanding the students' and teachers' specific studio needs. The teacher was most excited about building flexibility into the floor plan and weaving in special moments for showcasing art, including a rollaway stage that will bring art-project reveals to a new level. In addition to the signature large murals – a key design element within each LeRoy Neiman Art Studio – the design team prioritized the inclusion of 3D and tactile elements and new pottery and wedging tables to ensure all students would experience an interactive physical environment while undertaking hands-on learning.

Each Leroy Neiman Art Studio has authentic thematic influences inspired by the location, students and Neiman's body of work. That said, each space also maintains key elements for brand consistency, such as splatter painted linoleum flooring and murals of Neiman's art. The hand-splattered paint on the floor, created by Good Tidings founder Larry Harper and his family, brings a dynamic vibrancy

to the room and mimics LeRoy's art studio in New York City. The murals are created by transforming Neiman's paintings into large mural prints to span the walls, serving as the room's artistic focal point. For this space, the team was inspired by the nearby Rocky Mountains and Neiman's pieces created for the Winter Olympics. Neiman served as the official artist of five Olympic Games spanning from 1972 to 2010, and his pieces of Olympians and skiers perfectly guided the design and color palette.

The final design solution brought the dynamism of Neiman's works to life. Four murals fill the space with color and inspiration. The first is a portrait of LeRoy Neiman, accompanied by his biography and inspirational messages to the students in English and Braille. Three additional murals of Olympic skiers adorn the room – one



With COVID-19 in mind, MBH sought to specify easy-to-clean surfaces throughout the art studio. Similarly, the furniture allows flexible layout configurations, able to be arranged to maintain 6 feet of separation.



Learning to ski is an important activity for the students at the Colorado School for the Deaf and the Blind; the school has been collaborating with Foresight Ski Guides, another nonprofit organization, to teach their blind students how to ski.

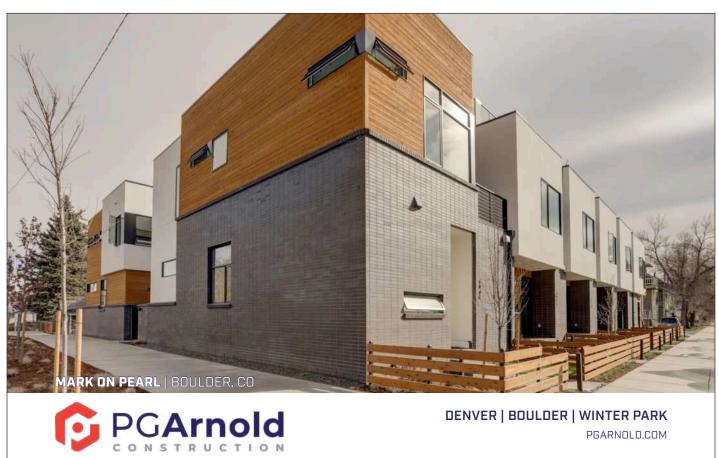
on the wall, and two others adhered to the doors of new storage cabinets. As the studio is located at the basement level, we wanted to bring a sense of the outdoors in. Custom-building a false "window" with a picturesque view of the majestic Pikes Peak, we revitalized the space with some of Colorado's acclaimed landscapes. To complement the speed and excitement depicted in the murals, 3D objects like skis and ski poles were mounted onto the mural for added visual excitement. The studio entrance includes wall-mounted upcycled ski coat racks to store art aprons and other belongings, and reclaimed skis were

fashioned into a bench for students.

Neiman was a lifelong advocate of providing creative learning opportunities for children – a truth that was celebrated in the design scheme for the project at large. The final space is energized, colorful and filled with inspiration for all students. While this was my 13th LeRoy Neiman Art Studio designed for Good Tidings, each project is unique; the process, dependent on the location's context, is constantly changing and adapting. The education paradigm is shifting, with contemporary teaching approaches demanding new kinds of learning spaces to better equip today's students for the future. We're honored to have brought the joy and vibrancy of LeRoy Neiman and his mission to communities of need through a supportive built environment, continuing his legacy for student artists nationwide.\\

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## ROCKY MOUNTAIN

PHOTOGRAPHY.com



## Scaling the Use of Renewable Energy in Colo. Communities



**Adam Knoff** Director and Co-Founder. Unico Solar Investors

n the two years since Gov. Jared Polis signed the Community Solar Garden Modernization Act, which formalized a statewide goal to achieve 100% renewable energy by 2040, there has been significant progress scaling the use of renewable energy in nearly every facet of our communities. While the majority of public attention over the past year has been consumed by a pandemic and its resulting economic challenges, these energy goals are even more important today than they were when the bill was signed into law in May 2019.

Colorado is among the leaders in renewable energy in the U.S., and Denver in particular was recently named

one of the top eight sustainable destinations in the world - in company with the likes of Copenhagen, Denmark, and Helsinki - by National Geographic magazine.

Goals like the one set by the Community Solar Garden Modernization Act help keep us at the top of the pack in terms of sustainability. In order to slow the impacts of the built environment on the natural one and preserve the natural bounty Colorado is known for, stakeholders in both the public and private sectors need to train their focus on renewable energy and find creative ways to complete projects that work toward these goals.

Earlier this year, Unico Solar Investors, a subsidiary of Unico Investment Group, and Excelsior Energy Capital, in partnership with Namaste Solar, began work on four community solar gardens across 40 acres in Aurora with 8 megawatts of capacity. The partnership is an important step toward realizing the goal of a clean energy future by providing an alternative source of electricity for communities in the Denver area.

The project, a joint effort with Xcel Energy, is expected to generate 3.6 million kilowatt-hours per year, totaling 291 million kilowatt-hours over the course of an initial 20-year contract. This clean energy will reduce carbon emissions by about 206,400 metric tons, which is equivalent to burning approximately 277 million pounds of coal.

In addition to our team's cross-functional partnership, the project is an example of an innovative approach to power distribution, with energy being provided to both residential and private commercial users.



The new community solar gardens total 8MW of capacity.

Seventy-five percent of the renewable electricity will be provided to 16 commercial buildings owned and operated by Unico Properties in Denver and Boulder while the remaining 25% will be sold to residential customers throughout Xcel Energy's Colorado service territory.

Creating a meaningful source of renewable energy for commercial buildings will make a huge difference in terms of the overall transition to green energy in Colorado. A 2017 report by the city and county of Denver showed that commercial and industrial buildings make up 70% of the greenhouse gases emitted by the built environment in the city.

While commercial properties clearly represent a substantial opportunity to reduce pollution, many of the buildings in this category are not well-suited to on-site solar. Community solar gardens are the solution. Unico's approach, informed by the company's experience in real estate as both tenant and owner, relies on a new, more inclusive model that mitigates site challenges and speeds up the process from installation to delivery of power to customers.

Community solar gardens further provide property owners with the option of participating in solar energy programs, even if they can't or don't wish to purchase and install solar panels on their own properties. Through Colorado, Xcel's Solar\*Rewards Community program, customers can subscribe to third-party community solar gardens and receive credits on their monthly utility bills



Unico Solar completed four new community solar gardens in 2021.

for the solar energy that their subscription contributes to the Xcel Energy grid.

By shifting the logistics of installing and maintaining the panels to an off-site partner rather than individual owners, more property owners have the opportunity to participate in a renewable energy program. Support and

a cogent framework from forward-thinking utilities like Xcel make the electrical provider a partner rather than an obstacle.

These kinds of programs offer innovative solutions to common barriers to accessing solar energy, including utility rate structures that are unfavorable to renewable energy, rooftop structural concerns and other buildingor property-related restrictions.

Unico Solar and Excelsior are confident that new models like this will help Colorado reach its energy goals and are committed to scaling the use of renewable energy in other markets as well. The Xcel project in Colorado is just one piece of the 250 MW commercial and industrial solar project portfolio our two companies are developing across North America. Working together with utility partners across the country, these sites will sell clean energy to a mix of customers, including businesses and property owners, schools, utilities and municipalities.

We've made progress in Colorado and should be proud of what we've accomplished. But as we look to the future, we should continue pushing toward these renewable energy goals in order to ensure our continued success economically, socially and, of course, environmentally.

adamk@unicosolar.com

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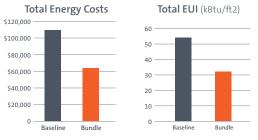




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### KTI's Hospitality Team Shares a Few Favorite Things

Inspired by necessity and innovation. Inventiveness and intrigue. We, the hospitality team at KTI (Kimberly Timmons Interiors), collectively are delighted to share with you some of our new favorite design things. As we begin our gradual ascent from the firm grasp of an unexpected, and challenging

past 12-plus months, we are excited by the potential of what awaits on the design horizon for our industry and have been energized by this time of rebirth and creativity in products that give our design visions even more personality.

### 1. Sustainable Materials: Muratto Cork Blocks – *Abigail Eberhard*

Now more than ever designers want to utilize natural elements and sustainable materials within their designs to focus more on the health and safety of their occupants. What better product to use than cork? Cork is antimicrobial, antistatic, water-resistant, recyclable and biodegradable; all characteristics that contribute to cleaner airspace. One of cork's finest features is its natural beauty with its unique grain, texture and color. No two pieces are alike, and it effortlessly brings warmth into a design as well. With the Muratto Organic Block Cork Strips, designers can transform surfaces into dynamic, sophisticated, and playful focal points by utilizing any of their distinctive patterns and bold colors while also providing acoustical support and contributing to cleaner air.

https://www.sustainablematerials.com/muratto/



### 2. Dal-Tile: Antimicrobial Tile — *Amber Bryan*

With an increased focus on the importance of cleanliness in our everyday environments, manufacturers realize that it is not just the cleanability of a product that their customers are looking for, but also the use of antimicrobial technology to contribute to the fight against all viruses. Dal-Tile has recently released an innovative new product to promote cleaner spaces. Its "Famed" porcelain tile collection is produced in beautiful marble-look designs that feature Microban technology. Microban provides powerful antimicrobial product protection that is built into the product and does not wash off or wear away. We want our spaces to be both beautiful and to promote healthier environments and by blending those two needs, this product provides both elegance and peace of mind.

https://www.microban.com/daltile

### 3. Cortina Leathers: Silicone Fabrics — *Susan Odette*

As businesses begins to reopen, and the hospitality industry continues to reimagine the customer experience to ensure a sense of comfort and well-being among its guests, silicone has begun to make an emerging comeback in our industry. The New Age discovery of silicone technology enables textile manufactures to create functional, high-performance and intelligent textiles, which can satisfy the demands of our pandemic reality for both indoor and outdoor use. Unlike leather and vinyl, silicone is resistant to abrasion, cracking, staining and weathering and is BPA free, but mimics the desirable hand and texture of genuine leather.

https://www.cortinaleathers.com/



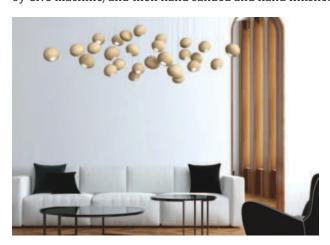


### 4. Yellow Goat Designs — *Jennie Sorensen*

Yellow Goat Design recently launched a fun, nature-inspired collection of lighting fixtures and architectural screens called "Against the Grain." The collection features sustainably sourced wood that is manipulated to create forms and textures that may seem atypical of wood. The "Pomme" pendant light is deceptively simple but the fabrication process is actually quite complicated with layers of fused plywood shaped by CNC machine, and then hand-sanded and hand-finished

to emphasize the grain character, and finally fitted with an LED light source between the plywood halves. The "Skittles" screen is inspired by the children's game of Skittles (similar to bowling) and also by the favorite, well-known candy. The designers played with wood dowel scraps from their sample room and arranged the pieces to create unusual movement, depth, and texture. The colorful painted edges add a layer of fun and charm.

https://yellowgoatdesign.com/





### 5. BLA Station: BOB Sofa — Sylve Sugg

The BOB sofa system is an example of exciting post pandemic FF&E that is both functional and flexible. Hotel owners are looking for furniture that bridges the gap between keeping guests comfortable and safe in a group setting, while also giving their operations team flexible seating options as needed. Manufacturers are getting creative with existing upholstery designs by offering features like plexiglass dividers for social distancing that can be inserted between modules and then easily relocated or removed when required.

https://www.blastation.com/





### 6. Black House Design Group — Virginia Witte

Wood is a forever changing and moving material, but oh so beautiful! Many engineers, millworkers, architects, designers, etc. have come up with ingenious ways to secure woodworking designs for a long-term outstanding effect. A local shop in Denver is one of these pioneers. In hospitality and commercial design, dining and meeting tables are constantly being moved around and reorganized to accommodate the users' needs. It is often that these tables end up uneven or wobble and just will not line up as intended. Black Hound Design has found a solution saying, "Goodbye to uneven, wobble or difficult-to-join tables" by introducing its innovative TableLinks solution. This nifty design allows for easy and balanced table connections, helping line up the surface and keep tables linked securely. This allows for the tables to have a flat, seamless design even after the unavoidable movement of wood.

https://www.blackhounddesigncompany.com/tablelinks







## Centennial Center Park Adds More Restful 'Rooms' to Foster Privacy



n recent months, the need for privacy has become more important than ever. It's the job of public outdoor space to provide areas to be active, play outdoors, exercise or gather with friends for a concert. It's also important to have public space that can let us unwind in a different way, a public space that can let us rest and reconnect with the beautiful place we live. In collaboration with Design Workshop, our firm has completed design on the future addition to the Centennial Center Park. With direction Architecture



Bender Project Manager,

from a forward-thinking city agency, this addition explores the need to provide public space that can serve more restful, passive and meditative functions.

The existing context brought challenges, including its immense size, proximity to a critical roadway, and its juxtaposition with the existing active areas. The project adds new structures to the existing park that orient themselves around a communal lawn, while new paths, gardens, picnic areas and other site moments combine to create a series of connected and peaceful moments that balance within the larger context of the site.

Each intervention acts as a counterpoint to soften and protect from the extremely successful and energetic playgrounds and amphitheater of the existing park. To provide for the new spaces and comply with the sheer size of the site, the park was subdivided into unique rooms, that through careful balance of vegetation and built elements create a sense of privacy and calm. To maintain a sense of connection and preserve security, the rooms are connected through the ramble, a walk between moments that becomes a restful act in itself.

To act as an intermediary between the gardens, and the existing park and buildings, three new structures combine around a central lawn that become the Upper Bluff.

The primary structure is a series of steel moment frames organized around the central point of the lawn. A roof plane turns from porous to solid before finally turning vertical to block sound and sight from the busy nearby street. Varying roof heights balance the need for the space to create individual areas, while their





The Central Lawn is embraced by the new structures, which taper out from its center.

geometry allows for a holistic composition. An exterior shell relates to the existing park while the interior space is constructed of natural materials that remind us of nature.

The new restroom speaks to the forms of the pavilion while receding into the hillside and placing additional focus on the lawn. Its materials also strike a harmony between the existing park, the traditional landscape and the new elements.

Lastly, a viewfinder folly takes its shape from a simple linear array of steel fins. The fins appear as a solid mass from some perspectives and transparent from others, while also framing views from specific points. This installation becomes an artful focus, an occupiable connection and further reinforces The Bluffs' goal to function as a transition between the active, and the restful.

The first phase of construction is slated to begin this year.\\

### **OPENING ART TOP:**

The Folly frames views of Longs Peak beyond, acting as a connector from the lawn to the site, as well as the state.

### OPENING ART BOTTOM:

Varied roof heights create opportunities for private gatherings in the larger pavilion, while the entire structure can be used for larger events.

### ABOVE:

The steel fins of the Folly change from porous to transparent from different viewpoints.

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# Cochlear World Headquarters: Weaving a Multisensory Experience

ochlear, the company that brings the gift of sound via hearing implants to thousands around the world, needed an updated North American Headquarters. The company wanted a place reflective of its brand and culture, a place employees and investors could be proud of, a place where recipients and visitors would feel welcomed, and a place for scientists and researchers to use labs for refining their discoveries. After exploring multiple site options, Cochlear decided to renovate a five-floor stand-alone building built in 2001 just south of downtown Denver.

DLR Group's design weaves together the threads of all who walk through Cochlear's doors – employees, recipients, scientists, investors, families – into one unique space to come together and thrive. Enlarged photographs of recipients hang on the walls of the open-office corridors, reminding employees of the purpose behind their work. Going from an older, cubicle-heavy building with minimal amenities to this modern, open environment was a concern going into this project and the design team led the change-management approach to ensure that employee happiness was a key metric for Cochlear in this renovation.

This 160,000-square-foot building is built for nearly 500 employees, with room to grow up to 600 strong. The welcoming entry sequence directs practitioners to lab and training areas to the right, visitors and recipients to the experience center on the left, and employees to secure and social spaces straight ahead. Easy access, enclosed huddle rooms allow for quick meetings or interviews to take place outside of the secure employee zone. Each floor above is open-office seating with pops of Cochlear's brand colors. The "woven" concept is highlighted vertically and horizontally on each floor via slat ceilings, colored stairwells, and seating layouts.

• Innovation in action. The heart of Cochlear is the technical expertise that informs its cutting-edge implants. Placing the surgical training lab and related research spaces, including sound booths with a view into

the board room underscores the critical connection between Cochlear's business and operational functions and its innovations through research and development. When confidential trainings or experiments are occurring in the lab, the flip of a switch turns the switchable privacy glass window wall opaque.



Jeremy Reding, AIA, LEED AP BD+C Principal.

The new headquarters includes four Principal, times as many conference and open collaboration spaces as the previous offices, with eight types of collaboration rooms for a spectrum of size and technology needs. A learning workplace emphasizes professional development opportunities in dedicated training areas that seat over 200, lab and adjacent research spaces, and customer experience spaces. Indoor environmental quality features include sound clouds and sound masking to attenuate acoustical distraction, and 100% LED lighting.

Before starting design, the team learned that both Cochlear leadership and its employees wanted to move to a more progressive, choice-based workplace. "The design team really listened," said Liza McKelvey, Cochlear's people and culture vice president. "They helped to challenge and educate us, and came up with great suggestions and guidance to ensure we had the best result." This was an opportunity to leverage DLR Group's research on work modalities, which identifies distinct task-focused categories to inform the program and design and improve both employee satisfaction and efficiencies in their work space.

The Cochlear Café offers options to fuel every employee's workday. In the café, employees can enjoy a hot breakfast or lunch from the full servery backed by a commercial kitchen, or grab a healthy snack from "quick eats" options, or from the barista-staffed café stand. Employees also can bring guests into the boardroom-style meeting room for a meal, looking out over the bustle of the cafe and the land-scaped courtyard through a series of garage doors.





PHOTOS: Brad Nicol Photography

OPENING ART TOP: Cochlear work space

OPENING ART BOTTOM:

Cochlear café

ABOVE: Cochlear lobby

BELOW: Cochlear conference room



Graphics branding

• Establish identity with graphic color and texture.

Cochlear's North American headquarters is its first location to incorporate new brand guidelines. DLR Group's experiential graphics design team helped translate those guidelines into physical space by considering color theory, scale, repetition vs. novelty, and transparency vs. opacity. Moments of discovery gently connect employees to the Cochlear mission and to the impact they have on recipients every day.

A mix of art frames, full-wall vinyl graphics and dimensional, interactive graphics within each floor weave floor color into the graphics, creating a cohesive, branded working environment. The design awakens the sense of touch by using tactile materials, light and shadow to evoke an emotional response in the guest while also enhancing the employee experience.

Cochlear understands that hearing connects us to our world – to small everyday wonders and to the people and experiences we love. And the design of this new world headquarters embodies these connections through all the senses, delivering a place to help people hear and be heard. \\



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### Electric Pass Lodge Leads Quest for Gold-Standard 'Guilt-Free' 2nd Home

e've all seen the grim statistics ... summers are getting hotter, winters are getting shorter, and our mountains are receiving less snowfall. Yet the appetite for a lifestyle set among our state's majestic peaks and idyllic mountain communities is only increasing. Many families have glimpsed the possibility of a world where the morning's corporate merger can be hashed out on a Zoom call, the family can meet for a slope-side lunch of Chilean sea bass, and the east wall of the cirque can be conquered after a quick check-in with the office. Against this backdrop, East West Partners has prioritized a conservation-minded development approach to meet the growing demand for climate friendly resort living.

"If you own a home at a ski resort, you're inherently invested in the preservation of snow," said Andy Gunion, Roaring Fork Valley managing partner for East West Partners. "Nobody wants their ski home to contribute to climate change, but the reality is most do - either through the burning of natural gas in the home itself or by receiving electricity generated from fossil fuel sources."

Introducing the latest of East West Partner's resort properties, Electric Pass Lodge a new 52-unit "net-zero ready" ski-in/ski-out luxury condominium building at the base of Snowmass Village.

TOP:

Electric Pass Lodge view looking toward the Cirque (or Snowmass Ski Area)

Electric Pass Lodge view from community pool looking east

"We set out to design not only a contemporary Scandinavian-inspired alpine lodge, but the most sustainable, all-electric condominium building in the Colorado mountains. Electric Pass Lodge will set a new standard for the future of building design in Snowmass and hopefully for ski re-



**Brummett** Project Designer, 4240

sorts across North America," said Christian Barlock, principal with 4240 Architecture. Achieving this goal required a multifaceted design approach, led by our firm and "deep green" engineering firm Integral Group.

The occupant comfort strategy began with a reevaluation of the overall village master plan. The team opted to open up an interior courtyard, allowing winter sun to passively heat a large portion of the south-facing units in addition to reaching deep into the heart of the village to the community pool.

The next layer of sustainability integration included the use of passive building technologies such as a highly efficient building envelope with triple-pane windows, insulation targets well in excess of code, and the inclusion of "phase change' materials that moderate interior temperature swings throughout a 24-hour cycle. Additionally, occupants are encouraged to forego the use of mechanical climate control by using the numerous operable windows and "infinity" door systems to take advantage of natural cross ventilation.

The "last mile" of achieving optimal user comfort is met through carefully selected active technologies. Buried "earth-tubes" are utilized to preheat and precool constantly circulated fresh air intake. Electric wall heaters are powered by a combination of







Framed views looking south from upper-level unit with integrated banquette

Upper-level unit with expansive southern views to Sam's Knob and Snowmass Ski Mountain

on-site rooftop solar power and off-site renewable electricity from the regional utility, Holy Cross Energy. By replacing the need for natural gas or coal-powered energy generation, Electric Pass Lodge is effectively able to heat and cool all units without the use of fossil fuels.

The clean mountain aesthetic continues into the interiors by Denver design firm River + Lime. Even the mountain home staple, the great room "fireplace," has been reenvisioned using a pollution-free water vapor alternative to natural gas. Ellen McCready, project manager for East West Partners, noted, "One of the great things about designing a sustainable building is that we end up with a building that is extremely healthy for our owners and their families."

Electric Pass Lodge will be a new benchmark for future resort development and the industry as a whole. "Building electrification is a key step on the pathway to a net-zero future," said Marta Schantz, senior vice president for the Urban Land Institute's Greenprint Center for Building Performance. "A highly energy-efficient, all-electric building powered by renewable energy is the gold-standard for leadership in the built environment." \\









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### Chef-Driven Food Hall Creates Unique and Welcoming Place to Connect

unction Food & Drink is a 12,000-square-foot food hall featuring 10 local chef-driven concepts, an indoor/outdoor bar, coffee shop and 4,000 sf of outdoor seating space. Having opened its doors in October, the food hall is a vibrant component of an emerging retail "Main Street" at Colorado Center in Denver.

In collaboration with developer Lincoln Property Co. and Philadelphia-based interior design firm Eimer Design, Tryba Architects created a unique amenity both for the mixed-use campus, which is home to Cigna Regional



Wells Landers, AIA Associate, Tryba Architects

Headquarters, and for the surrounding neighborhoods. A variety of vendors provide elevated food and beverage offerings from local and nationally renowned chefs including Troy Guard and Soon Choi. Situated prominently on the west corner, the coffee shop, operated by Sonder Coffee & Tea, has its own dedicated entrance allowing it to operate independently and serve all-day coffee and pastries while remaining connected to the main hall.

Although only a single story, the grand double-height hall establishes the building with meaningful presence among the surrounding towers on the campus. To create a comfortable and inviting retail experience, articulation along the sidewalk is used to bring elements down to a pedestrian scale. Overhead, 6-foot-tall wooden trusses visibly extend from inside to out, allowing for a variety of uninterrupted seating areas and supporting the floating roof that provides shade for the exterior patios. One of the outdoor patios is in a sunken plaza lined with trees, creating a sense of enclosure from the street. A pair of glazed garage doors opens to the patio, seamlessly connecting the space as an extension of the main dining area. Along the main frontage of the building, the sidewalk expands into a large, recessed patio where the 40-foot bar opens to serve guests directly outside.

The material palette responds to the existing buildings at Colorado Center while enhancing texture and color to create a welcoming and engaging retail experience connected to place. Inside, the clean use of wood, steel and concrete highlight the structural nature of the building while allowing the individual vendors' branding to stand out vividly.

The exceptional group of vendors includes Ebisu Ramen and Sushi, Shawarma Shack, Big Wave Taco, Smok Barbecue, Mr. Miners Meat and Cheese, Pete's-A-Pie, Cleaver & Co., Lazo Empanadas, Sojourners Gelato Café, Sonder Coffee & Tea and the Junction Bar. A full list of menus and





### **OPENING ART:**

Contrasting warm wood and black steel are incorporated throughout the space. Simple treatment highlights the exposed structure as well as the vendors' branding.

### ABOVE

The sidewalk expands into a protected alcove where the bar opens up to serve guests directly outside.

### BELOW:

A colonnade of piers establishes a structural rhythm along the sidewalk with windows allowing glimpses into the vendors beyond.

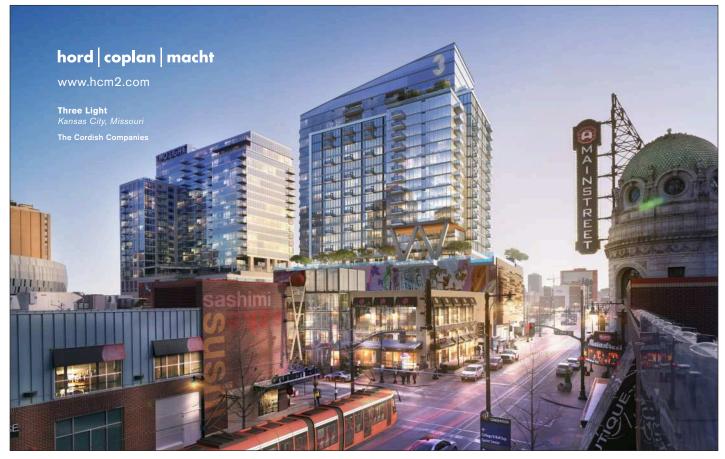


As a collection of diverse offerings, vendors have the opportunity to brand their space using their own designs that reflect their unique character.

events can be found at junctionfoodanddrink.com.

Situated at the Colorado Station RTD light-rail stop between downtown and the Denver Technological Center, Colorado Center is a 13-acre mixed-use office, retail and entertainment complex, and transit-oriented development. Junction Food & Drink joins existing destination retail on the campus, including Dave & Buster's and a United Artists movie theater. The food hall contributes to the evolving brand of Colorado Center, creating engagement and vibrancy in a high-quality, amenitized and centrally located live-work-play community. \\









## La Tela Condos Help Expand Homeownership Options in Denver

or a community rich in heritage, art and culture, access to affordable housing is paramount to a bright future. And for Denver's Art District on Santa Fe, La Tela is doing just that – providing access to stable, affordable for-sale condos, offering the heart and soul of the community an opportunity to really own a part of the neighborhood residents call home.

With 92 condo units and 70,000 square feet, including groundfloor commercial space, La Tela's affordable living is a partnership between many entities – developer Shanahan Development, Elevation Community Land Trust, Urban Land Conservancy the Depart-



ment of Housing Stability and the Colorado Department of Local Affairs Division of Housing. Brinkmann Constructors is the general contractor on the project and Studio Completiva is the architect.

La Tela is unique for many reasons, but the biggest differentiator is that the development is the first 100% permanently affordable for-sale condo project in Denver. It's also the largest project completed by the Elevation Community Land Trust, which makes homeownership more accessible through the community land trust model, a tool that helps create inclusive communities spanning generations.

"What makes La Tela even more unique is the partnership with Elevation Community Land Trust. By partnering with ECLT we have not only ensured that these units will be affordable to the first buyer, but they will remain affordable," said Jeff Shanahan, owner at Shanahan Development.

Once complete, La Tela condos will be income-restricted – up to \$55,950 for single-person households and up to \$79,900 for a four-person household. Homeowners will own their units, all priced under \$200,000, and ECLT will maintain ownership of the land, then lease it back to homeowners under a 99-year renewable land lease. This model creates permanent affordability and ensures generational stability.

The Denver Department of Housing stability as well as the Colorado Department of Local Affairs had a hand in the financing of this project. Teachers and those who work in schools will be given priority to purchase units.

Located at West Sixth Avenue and Inca Street, the facility is near multiple public transportation options, including a high-frequency bus line, and just minutes from downtown Denver, making this project even more appealing for potential homeowners. The new condos are within walking distance to restaurants, shops, hospitals and schools.



### BY THE NUMBERS:

70,000 square feet 5 floors

13,000-square-foot parking garage with 38 stalls 4,000-square-foot commercial tenant space For-sale condo units:

64 studio condos, averaging 330 square feet 24 two-bed condos, averaging 650 square feet 4 three-bed condos, averaging 1,000 square feet



La Tela condos are unique for many reasons, but the biggest differentiator is that it is the first 100% permanently affordable new, for-sale condo project in the Denver area.

### ABOVE RIGHT:

Brinkmann Constructors is the general contractor building La Tela along with Studio Completiva as the architect.

### **BELOW RIGHT:**

A partnership between Shanahan Development, Elevation Community Land Trust, Urban Land Conservancy, Denver Department of Housing Stability, and the Colorado Department of Affairs Division of Housing brought La Tela to life and gave community members an opportunity to truly own a piece of their own neighborhood.





And the nationally known Arts District on Santa Fe adds to the allure, with its art galleries, studios, theaters and other creative-focused businesses. The culturally diverse neighborhood draws thousands of people each month with First Friday Art Walks, increasing visibility and stimulating the economy of the district.

La Tela's impact to the community is already starting to be seen and will be a welcome addition to the ongoing need for affordable living in the area, especially the call for new, for-sale condos.

"The hope is this project will provide quality homeownership opportunities for essential workers in the Denver area," said Shanahan. "We wanted to build a project that had great access to downtown and gave people the opportunity to build equity in the city where they live and work."

This city-supported project broke ground last July and is expected to be complete this summer.

Units will feature Energy Star appliances, microwaves, quartz countertops, in-unit washers and dryers, over 9-foot ceilings, on-site solar power, energy-efficient heat pumps, LED lighting throughout, on-site bike storage and more.\\



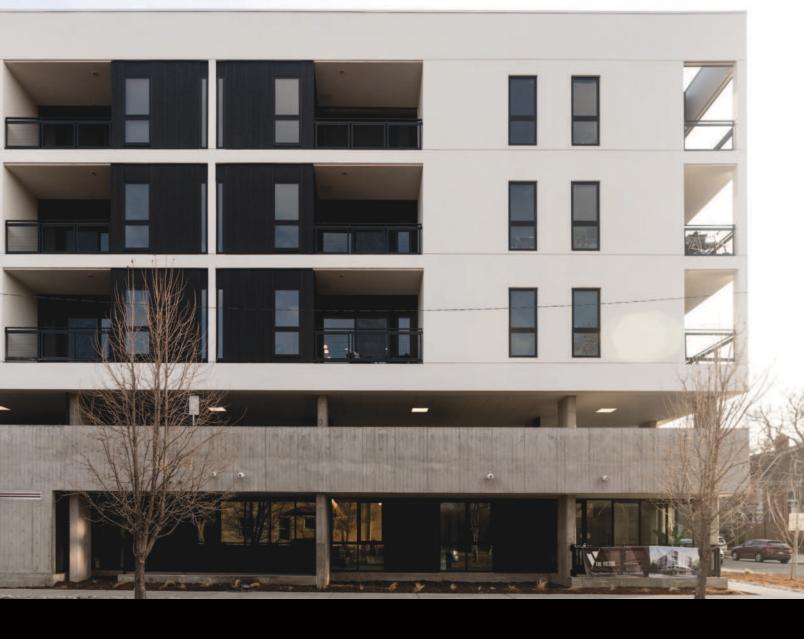






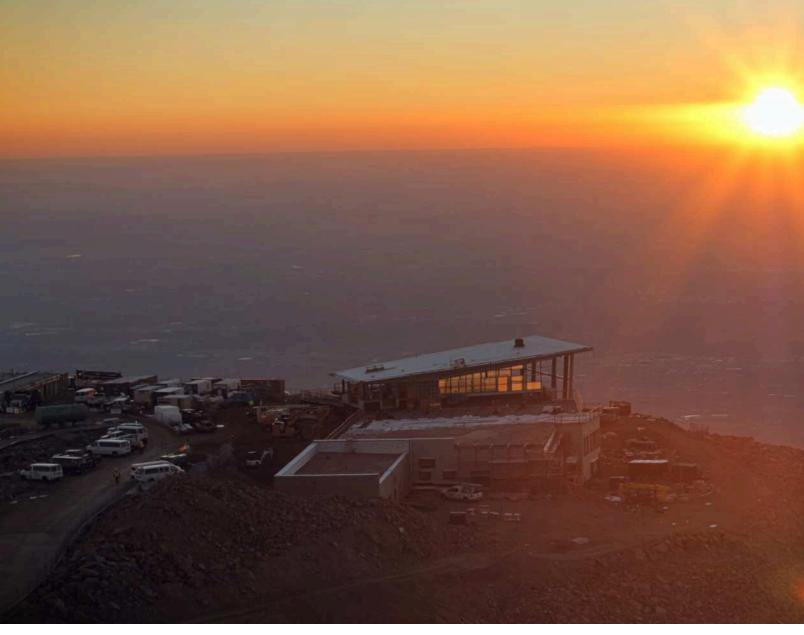
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ust 30 miles west of Colorado Springs and 14,115 feet above sea level, construction crews are working to complete the Pikes Peak Visitor Center. GE Johnson broke ground on the \$60 million, 36,000-square-foot project in June 2018. It is the highest ongoing construction site in North America. The Pikes Peak Visitor Center is designed by Baltimore-based GWWO Architects, in collaboration with RTA Architects of Colorado Springs as architect of record.

Replacing the existing visitors center, this facility will allow visitors to take advantage of the inspiring views and natural beauty of Pikes Peak, also known as America's Mountain. Each year, more than 600,000 people visit the summit of Pikes Peak. The new facility is designed so that visitors can focus on the beauty, richness and scenery of America's Mountain, with multimedia exhibits to tell the story and history of the mountain and enhance the visitor experience.

Building on top of a 14er presents its own special chal-

lenges. To create a safe work environment and contribute to the overall success of the project, GE Johnson requires all crew members to undergo an extensive physical examination, including a flexibility test and a Harvard Step fitness assessment. Crew members then engage in a two-hour, site-specific orientation, followed by a briefing on the special safety measures necessary for working at high altitude. Due to these



Amanda Nurmi Communications Coordinator, GE Johnson

safety measures, the project team has achieved zero recordable injuries. This is no small feat for any project site, but an even greater accomplishment working at the high altitude and in the elements that come with that.

"Probably our biggest challenge that we recognized early on was the fatigue and stress that it puts on the construction workers at that altitude. About 10% of our workforce were not able to perform at the altitude," stat-





OPENING ART TOP:

The new facility will allow visitors to take advantage of the inspiring views and natural beauty of Pikes Peak, also known as America's Mountain.

Courtesy Windstar Studios

### OPENING ART BOTTOM:

The new Visitor Center has 4,175 square feet of window system and a curtain wall system that is tested to withstand 230 mph winds. Courtesy Windstar Studios

### ABOVE:

14,115 feet above sea level, the Pikes Peak Visitor Center is 36,000 square feet Courtesy Windstar Studios

### BELOW:

Building at 14,115 feet above sea level presents all kinds of construction challenges. Courtesy Ely Hemnes ed Tim Redfern, construction executive, field operations, GE Johnson. "We're very excited, we've been excited since GE Johnson was selected to do this project and I can't say enough to what it means to GE Johnson, and to me individually, as a native, to be a part of the project."

The project is on track to complete this summer. Since 2018, teams have laid 21,350 sf of colored concrete plaza slabs and 5,500 sf of masonry. There are 400 Permatrak planks and beams surrounding the exterior of the complex, transforming the

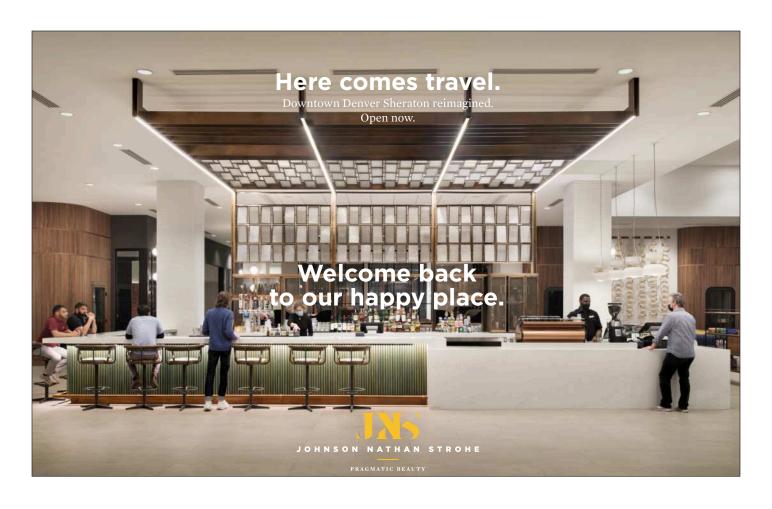
summit into an Americans with Disabilities Act-accessible experience. The building contains 4,175 sf of window system and crews will place the curtain wall system that is tested to withstand 230-mile-per-hour winds.

The Visitor Center is also seeking to fulfill the Living Building Challenge (LBC) – a certification program that goes beyond LEED standards, raising the bar to "define the most advanced measure of sustainability in the built environment." This will be the first LBC building to be constructed in Colorado.

The LBC certification has required a strong partnership of the city of Colorado Springs, the design team, GE Johnson and all the subcontractors. Though the LBC compounds the already immense challenges inherent in this project and its location, it is a testimony to the commitment the project partners have to the responsible stewardship of natural resources

To achieve net zero waste, the goal of project is to divert 90% to 99% of material waste from the landfill. Current infrastructure in Colorado makes this challenging, but GE Johnson partnered with Recycle Colorado (formerly CO Association for Recycling) to further the Colorado Contractors Challenge which has helped drive demand for increased infrastructure. To save water, the site uses vacuum toilets and recycled water for flushing. Water must be hauled up and wastewater is hauled down the mountain and the new building will reduce freshwater trips from 127 to 72, and wastewater trips from 174 to 69. This saves gas and transportation impacts on top of water use reduction. "Varied thermal set-point strategy" will help maximize efficiency by heating and cooling areas of the building separately and water is circulated throughout the building for heating and cooling.

This project has been a "once-in-a-lifetime" experience for the project team, subcontractors, and designers. With the completion of the project in sight, all eyes are on America's Mountain.\\





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## Master Planning with a Perspective on History

s master planned communities continue to gain popularity in the Denver metro area, finding a story that speaks to both new residents and the community they are joining becomes paramount. The RainDance development in Windsor is envisioned to create a modern, harmonious coexistence between functional farming and activated living in a safe, joyful and productive place for community. Serving as a hub for nostalgic fun, RainDance River Resort is a microcosm of its lively surroundings, designed to be a central source for a thriving community.

RainDance River Resort acts as the resort next door, providing the community with a water park in its backyard. The amenity space features Colorado's largest lazy river, which is designed to connect the community with the rich agricultural and farming history of Northern Colorado. It's a place where large-scale amenities celebrate simple pleasures, where memories are made and relived on the water, underneath the sun and next to fruit-filled orchards.

Situated within a 13.4-acre park, the resort-style pool occupies roughly 4 acres and is connected to passive and programmed open space, orchards and farmland through an extensive trail network. The entire park is carefully oriented to allow for stunning views of Long's Peak and the Front Range.

Anchored on the main road, widened sidewalks, golf cart parking and a network of connecting pathways make the resort easily accessible for residents. Primarily a private amenity, RainDance River Resort is municipal in scale and can accommodate up to 1,000 guests.



A silo tower water slide on the pool's center island sends visitors flying into the cloud-shaped lazy river. A tractor crop splashpad offers interactive and playful water features.

Larger-than-life design elements are balanced by intimate gathering spaces. A silo tower water slide on the pool's center island sends visitors flying into the cloud-shaped lazy river in the form of the RainDance logo. A tractor crop splashpad offers interactive and playful water features. Openair grain bin cabanas and hammock seating areas offer shade for small groups. A bar, farmhouse community building and picnic areas accommodate larger celebrations.

• Authentic details and repurposed materials. From shade structures to natural stone walls, materials at Rain-Dance River Resort are meant to last and age naturally. Every element of RainDance River Resort was designed to evoke an immersive experience of "living in the farm," Drawing from the RainDance farm-themed palette, playful



PLA, LEED AP
Principal,
Norris Design



Brock Reimer, PLA Principal, Norris Design

pieces are rooted in agricultural heritage. A working center pivot irrigation system runs through the heart of the resort and serves as a custom water feature – its tires leaving prints in the splashpad's cement. Steel panels in sunflower patterns serve as decorative elements that cast changing shadows throughout the day. Other repurposed materials include a chicken coop locker system and hay rack bike racks. Along the resort's perimeter, mature trees purchased from a local nursery offer large areas of shade.

Agrarian patterns guided the pool design and landscape planning around the resort. Windrows, hedges, grids and circular patterns establish unique visual elements and create an authentic harmony among agricultural, educational and recreational places. Old tractors and farming equipment function as sculptures and water features to reinforce the area's heritage.

RainDance River Resort reinvigorates the notion of a watering hole with new ways to gather and relax. This modern take on a concept with historic significance provides a community center designed to remind residents of the rich past while they enjoy gathering together in the present. Water is the lifeblood of a farm, and this characteristic is echoed in this community center.

• Environmental sensitivity and sustainability. Northern Colorado's rich agricultural and farming history was founded on the successes of early settlers in establishing sustainable living. At RainDance River Resort, these





OPENING ART TOP:

A microcosm of its lively surroundings, the resortstyle pool is situated within a 13.4-acre park and is connected to open space, orchards and farmland through an extensive trail network.

### OPENING ART BOTTOM:

The shape of the pool and lazy river reflect the RainDance logo

### ABOVE:

Larger-than-life design elements are balanced by intimate gathering spaces.

Envisioned as the resort next door, RainDance River Resort provides the community with a water park in its very own backyard.



Drawing from the RainDance farm-themed palette, playful pieces are rooted in agricultural heritage. Every element was designed to evoke an immersive experience of "living in the farm." Windrows, grids and circular patterns establish visual elements and create an authentic harmony. Old tractors and farming equipment function as sculptures and water features to reinforce the area's heritage.

sustainable practices are preserved. The design team created a habitat for plants and small species of wildlife to thrive, sustaining the ecological system that lives in RainDance. Planned corridors of perennials at the resort attract pollinators to its surrounding orchards. Year-round greenhouses are also planned, enabling a 12-month growing season that maintains crop productivity through winter lulls. Demonstration farms create opportunities for teaching and learning in an open environment while community farms in each district give people a chance to take ownership of the growing season and share the bounty with their neighbors.

All sustainability initiatives are marked with educational signage that brings the community along for the journey and helps create future advocates who will champion the unique "living in the farm" lifestyle at RainDance for generations to come. Additionally, turf lawns serve to reduce concrete, water usage and maintenance.

RainDance has won multiple awards, recognizing its unique design, historical derivations and focus on community. As master planned communities increasingly focus on differentiation and unique storytelling, RainDance demonstrates the power of historical perspective.\\





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## Designing Quality Affordable Housing at Sheridan Station TOD

or a variety of reasons, Denver finds itself in dire need of many more quality affordable housing units. Building has not kept pace with rents, which shot up 77% over the last decade in the Denver metro area, and the devastating impacts of the pandemic have further imperiled the economic stability of countless residents. The issue is being compounded by Denver's continued popularity for transplants combined with relatively stagnant wages. This is a crucial juncture for the city, and on both the public and private sides, partners are stepping up to the task.

At the state level, a new bill would seek to give localities the authority to regulate development and construction of new affordable housing units, decoupling inclusionary zoning from rent control. While lawmakers debate this potential tool for incentivizing affordable housing development, we're seeing developers tackle the issue on a project basis, finding opportunities to include affordable housing units in particular surrounding transit-oriented developments.

Our project partners Mile High Development and Urban Land Conservancy saw a unique opportunity with the Sheridan Station Apartments community to add a large portion of much-needed affordable housing. Located at East 13th Avenue and Sheridan Boulevard in a parcel directly adjacent to the RTD W Line, this newly opened multifamily community offers 133 apartments for people making 60% or less of the area median income.

• Combining affordability and walkability. As a transit-oriented community, Sheridan Station offers a dense mix of uses at a walkable scale within a short distance of a train or bus station – a critical factor when considering that average living and transportation costs make up the lion's share of the expenses for lower-income residents. Eliminating the need for an automobile helps these folks put their income to work in other ways.

The project developers also found creative ways to provide nearby parking space for residents who do have cars without having to build a new, expensive parking garage.

Mile High Development was able to negotiate a long-term parking lease with RTD, which helped reduce the number of parking spaces in the building, maximize the number of units, and optimize the footprint of the building to keep the project in budget.

The location of Sheridan Station is convenient enough that residents can walk to a number of nearby businesses. The bustling West Colfax Avenue is a 10-minute walk away and a Target and King Soopers are



less than a mile away. Sloan's Lake can be visited after a short bike or scooter ride.

• Affordability doesn't mean sacrificing design. Often, when we hear about affordable communities, people picture cheap-looking designs that have value-engineered out any semblance of architectural character. This approach ultimately contributes to the negative stigma around affordable housing and provides fodder for community opposition.

Together with Mile High Development, Brinshore Development, Alliance Construction Solutions and Urban Land Conservancy, JNS aimed to break that stereotype at Sheridan Station Apartments. Our goal was to give residents – and the community – something of value that they could be proud of for years to come.

The conceptual process began, as it does with all our multifamily projects, by deeply understanding the project vision – from the budget to the lifestyle of the target resident, from the ideal community ethos to the neighborhood context.

Since walkability was such an important factor in this community, we created a variety of ground-floor public spaces that easily connected visitors and residents to the adjacent neighborhood and light-rail station.

Residential units have ample natural light and efficient, open floor plans that take advantage of the stellar views to both the Front Range and downtown Denver.



• Contributing to the neighborhood context. The architectural design of Sheridan Station reflects the developing character of its surrounding neighborhood while infusing its own distinct architectural identity. The ground-floor public spaces facilitate a strong indoor-outdoor relationship and connectivity to the surrounding developments and transit, creating a strong sense of community that extends beyond the walls of the apartments.

The massing and articulation create a sophisticated rhythm and cohesive architectural statement while providing a visually interesting and unique pedestrian experience. The distinct wood soffits provide scale and interest while the strategic use of masonry and glazing enhance the overall architectural narrative.

With Colorado's growing populations, affordable developments will continue to play an increasingly central role in urban planning efforts. Along the way, developers will continue to face hurdles, including complex subsidy programs, local land-use regulations and, frequently, neighborhood pushback. That's why it's so important to work with an architecture partner that can balance competing interests and deliver a design that truly addresses all stakeholders' requirements. At the end of the day, design is really the difference between a project that checks a box and one that is perceived as a long-term community asset.

Sheridan Station Apartments ultimately serves as an example of the power of good design in meeting both the need for affordable housing as well as the natural desire for quality development that creates a positive impact on the surrounding community.\\

### OPFNING ART:

The massing and articulation create a sophisticated rhythm and cohesive architectural statement.

### ABOVE:

Sheridan Statino Apartments breakes the affordable housing sterotype.

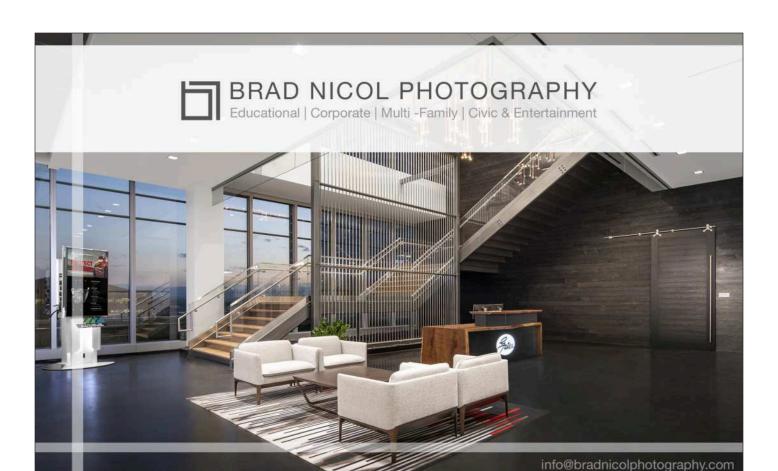




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# The Hooper at Five Points

Palisade Partners and Craine Architecture have the Welton Corridor playing a new tune Five Points, July 1947

The jazz is jumpin' at the Casino Dance Hall and next door at the Ex-Servicemen's Club, both owned by local legend and "The Mayor of Five Points," Benny Hooper.

Welton Street pulses with energy as "Boogie Bop Blues" wafts into the night, where it dances with the sounds of laughter and car horns. A shiny Ford Super Deluxe squeals its tires gassing the turn at The Rossonian.

Duke, Satchmo, Count, Billie ... all the cats play Benny's clubs. The night is young and you're in "Harlem of the West," the hottest jazz stop between Chicago and San Francisco.

## Five Points, June 2021

After decades of neglect, the neighborhood is starting to swing again thanks to a band of developers and architects committed to moving the area forward while respecting the neighborhood's rich cultural past.

And Benny's name now adorns The Hooper at Five Points, a nine-story riff on mixeduse that features 27,548 square feet of Class A office space, 103 apartment homes – 80% of which will be micro units – and 6,016 sf of ground-floor retail.

Located at 26th and Welton streets, The Hooper at Five Points is the latest Welton Corridor hit from the team of Palisade Partners and Craine Architecture<sup>1</sup>.

# **Making the Move to Five Points**

Paul Books, president of Palisade Partners, met Dan Craine, AIA, NCARB, principal of Craine Architecture, in 2010 and a budding business relationship took off.

The two worked together on B-Street LoHi, which rolled into a series of projects including Books' private residence and Summit Sky Ranch in Silverthorne. According to Books, it was Craine who broached the idea of doing work in Five Points.

"Given it fit our contrarian approach, we decided to spend some time to see what may make sense," says Books. "After significant neighborhood feedback, we designed The Wheatley."

"It's an area with deep cultural identity, and Paul dove right in and began communi-

<sup>1</sup>Hyder Construction joined The Hooper team early for preconstruction services and eventually was retained for the build-out.







Hyder Construction broke ground in May 2019 on The Hooper, a nine-story, mixed-use project located at 2600 Welton St. in Denver's historic Five Points neighborhood.



Jazz music serenaded onlookers as Palisade Partners and Hyder Construction broke ground on the project.

cating with neighbors and trying to figure it out," says Craine. "He invested the time and created a real dialogue."

Part of that dialogue led Craine and Books to meet Carl Bourgeois, a longtime Five Points resident and property owner. With Bourgeois onboard as a partner, the group forged ahead with deeper involvement in the neighborhood

Books and Craine followed up The Wheatley with The Lydian, an eight-story, mixed-use residential building at 2590 Welton St., which led to The Hooper. Also on their plate is the restoration of famous Five Points landmark, The Rossonian Hotel, which happens to be right next door. According to Craine, who moved his firm into The Wheatley, they had no idea where that first project in Five Points would lead but they knew it felt good to be a part of the community.

"The more we were integrated into the neighborhood, the more it felt like a great professional endeavor to be here," says Craine "And, personally, this is what we want be involved with – sensitive infill development in a meaningful area."

Illustrating that commitment, Books joined the Five Points Business District Board in 2014 and eventually had a hand in creating the Five Points Business Improvement District, on which he currently serves as president. Craine sits on the Five Points Design Review Committee.

# Neighborhood Input Helped Shape The Hooper

Originally, the idea was for the group to develop the entire block that includes the Rossonian Hotel. When that deal fell flat, Books purchased the parcel that was to become The Hooper, then a parking lot and a couple





of one-story structures. He closed on the property in 2017 and quickly moved to solicit neighborhood input on the project.

"We met with all of the RNOs near the project, including Uptown, Curtis Park Neighbors, Five Points Business District and Old San Rafael," says Books. "We met with Five Points Business District and their design review committee multiple times. In addition, we went through the Landmark Commission process, which requires at least two public meetings."

Palisade wasn't alone. According to Hyder Construction's Colin Stone, project executive, neighborhood outreach and building relationships are things they do on every project. "If you're going to build in a neighborhood, you have to support the community around you."

Hyder and Craine worked together to develop a loose program and concept design that was then vetted and adjusted as budget, neighborhood input and need demanded.

"There were many meetings where we changed the number of stories, we changed the structure, changed how many units was in it," says Stone. "We changed it until it was the right mix where our anticipated budget really yielded a great design and a great proforma for the owner to make sure that they were going to be able to make a good return."

The challenge for Craine, et al., was that while the neighborhood is a culturally historic district, the built environment doesn't necessarily inform the future context. Everyone knows the look of LoDo. Five Points? Not so much.

"I think we've done our best to use materials that are familiar to Denver and the contextual patterning of Five Points," says Craine. "The buildings themselves become the backdrop for the public realm and that, at the end of the day, is where you're going to find that the most sensitivity **PHOTOS:** Rocky Mountain Photography

#### **OPENING ART:**

The Hooper at Five Points is the latest Welton Corridor hit from the team of Palisade Partners and Craine Architecture.

# LEFT:

The view of downtown from The Hooper's location at 26th and Welton Streets.

#### MIDDLE:

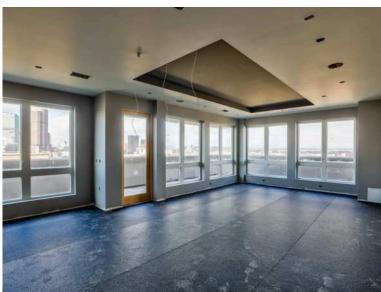
Because the vertical scale is broken down with setbacks at the transition of office space to residential, the design allows for balcony spaces for the residents.

### RIGHT:

The Hooper's units feature streamlined kitchens.



Room with a view: High-end fixtures and finishes complement the stunning views in this unit's bath.



Views for miles can be taken in from the ninth-floor view lounge



The skin of The Hooper is earth-toned masonry with subtle material changes in terms of coloration, texture and detailing.

to the culture are the users."

There is one parking level below grade and parking continues on the second floor. Some 6,016 sf of retail space activates The Hooper at the street level, while levels three and four are office space, and apartment homes take up the top five floors.

The skin of The Hooper is earth-toned masonry with subtle material changes in terms of coloration, texture and detailing and the brick gives way to stucco for the top two residential floors. The vertical scale is broken down with setbacks at the transition of office space to residential and this offers balcony spaces for the residents. And, The Hooper is loaded with amenities, including a fitness center, bike storage and ninth-floor view lounge.

Flashy it is not. The Hooper plays more like an Art Farmer ballad than a Miles Davis solo. But, it hits all the right notes because not only does it perfectly fit the neighborhood, also it's the tune that the Five Points community requested.

"I think (The Hooper) is successful in not calling attention to itself," says Craine. "It aligns with what our goals were and there is a maturity to the fenestration patterning and the architectural moves that had been edited back in such a way that it sits ... confidently."

"(The Hooper) is a continuation of fulfilling our goals of contributing positively to Five Points and the Welton corridor," adds Books. "We want to do projects that are high-quality, honor the history, and contribute to the activation of Five Points and we are proud to have local, black business owners as investment partners in the project."

It took a while, but Five Points is getting its groove back.\\







# Local Influence

Edit rises in RiNo – a thoughtful first step goes small to live big

rom the corner of context and community, to be catalytic real estate development must weave the threads of place, purpose, people and perspective into a cohesive whole that is more than the sum of its parts. Denver-based real estate enterprise Zocalo Community Development manages the process from concept to completion and beyond through in-house expertise in planning, construction, leasing and property management.

"At Zocalo, our goal is to use real estate to help create community, not just buildings," says David Zucker, who co-founded Zocalo in 2005. Today, as the chief executive officer, Zucker summarizes his role as strategic visioning and relationship management. In pursuit of a company that lives a legacy of excellence to the benefit of employees and investors, Zucker's ambition has been to develop properties that make a lasting impact on the city's fabric. In the 15 years since the firm's founding, Zocalo has introduced more than a thousand units of for-sale and for-rent multifamily living to walkable Denver communities like Jefferson Park, Cherry Creek and the Ballpark neighborhood.

#### LEFT:

Fenestration at the ground level is organized around large, oversized openings reminiscent of the district's former conglomeration of warehouses, metal works and auto repair outfits.

# BFI OW:

Edit offers 10,000 square feet of retail on the ground floors.

"Organizationally, Zocalo is focused on stewardship, people, integrity, resourcefulness, innovation and teamwork," continues Zucker. "By developing, building, leasing and managing our assets ultimately, everything we do is centered on the resident experience, from construction to sweeping the floor."

Zocalo's latest endeavor, a 13-story, 367-unit apartment building, offers a decidedly concise approach to creating community at the corner of 35th and Walnut streets near the epicenter of the River North Art District. Edit, Zocalo's take on bite-size living, surrounds abbreviated unit proportions with an abundance of outdoor access and urbanite accessories bedecked in art. Centrally located within a brief walk of several of Denver's hip and emerging districts, Edit puts the city affordably at the doorstep of fun-size apartments.

Edit's amenity package includes a sprawling rooftop lounge on level 14, ground-floor common areas, a sumptuous fitness center, three levels of integrated parking and roughly 10,000 square feet of retail on the first floor. Its full-fledged embrace of sustainability includes a hydronic piping heating and cooling system that Zocalo believes to be a first of its kind among multifamily high-rise buildings in North America. At an average of 560 sf per unit, the Edit apartment does not quite translate to micro-living but definitely comes in a bit under much of downtown's existing inventory.

"Construction costs have been rising roughly 11% a year since 2007, while rents have increased by about 3.5% and











Ground-floor common areas are only a few of Edit's amenities.

incomes by only 1.8% annually. This isn't sustainable," explains Zucker of the economics driving decision-making on this close-in development. At Edit, in addition to condensed units, the building's functional economics received a boost when Zocalo secured a height variance from the city. Originally zoned for an eight-story building, Zocalo was approved to break the site's height limitation by five additional stories for committing to lease 16 of the building's units under Denver's criteria for affordable housing.

"By increasing pillow density or putting more units in the same form allowed by zoning, we bring a product to the market that is going to be more affordable for residents in general and deliver on Zocalo's commitment to income-restricted units," continues Zucker. "People accept smaller spaces if they are well designed. We've not only focused on unit design but have delivered on a set of thoughtful community building and amenity spaces."

Inspired to go beyond the basics in affordable, for-rent units, Zocalo enlisted the help of a well-rounded design team that includes Craine Architecture leading the coreand-shell solution, Semple Brown Design for the interiors, and Nine Dot Arts to infuse the property with a curated collection of local art. Craine Architecture Principal Dan Craine is dedicated to improving the public realm through contextually integrated architecture and sees the importance of city-building as central to his firm's role on a project like Edit.

"Though the units in this building may be succinct, Edit will make a significant impact of the over-height urban fabric of RiNo," says Craine of the 13-story structure's local influence. With years of service on important design review boards including the Downtown Design Advisory Board,





The design challenge here was inserting a 13-story apartment tower into a low-slung, hard-scrabble neighborhood, according to the architect.

Historic Denver, and the Saddle Committee for the Nation Western Complex, Craine appreciates the delicate nature of setting precedents for what will soon be an edgy "microtropolis."

"The design challenge here was inserting a 13-story apartment tower into a low-slung, hard-scrabble neighborhood while being cognizant not only of the area's influence on the building but also the building's influence on the future of the district," says Craine.

Craine Architecture's resolution of these as-of-yet not fully defined circumstantial drivers balances picking up ground-level design cues and establishing a new architectural language above. Beginning with a straightforward interpretation of area inspirations, Edit builds upward on a base of masonry and metal. Fenestration at the ground level is organized around large, oversized openings remi-

#### I FFT.

Edit's amenity package includes a sprawling rooftop lounge on level 14.

#### **RIGHT**

Generous common areas balance the smaller unit square footage.

#### BELOW:

At an average of 560 sf per unit, the Edit apartment does not quite translate to micro-living.



niscent of the district's former conglomeration of warehouses, metal works and auto repair outfits. The building activates the streetscape through an energetic mix of retail and dining and a resolute insistence on ground-floor transparency across the external facades. As the building rises, the importance of upper-story setbacks comes into play as Edit anticipates its future over-height neighbors in a district of changing context.

"We have tried to lean into the background, taking cues from what surrounds the site, and being thoughtful in how loudly we proclaim presence here," says Craine of the need to be more subtle than bold on this particular property. "Edit takes an important first step in breaking the height barrier for the site. This is the essence of city-building, establishing forward-thinking precedents that set the tone for what follows."

Zucker agrees and shares his enthusiasm for Edit's arriv-

"RiNo is a vibrant, fun, cool walkable neighborhood with nearly immediate access to the very best of downtown Denver," finishes Zucker confidently. "Edit positively integrates a soothing presence within an energetic, emerging place to create a new kind of urban apartment experience that will suit the people who live here ideally." \\

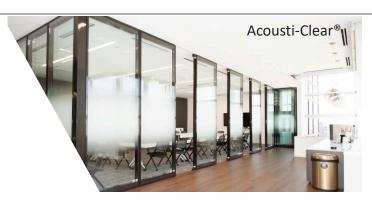
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Architect: Gensler GC: Edifice Builders

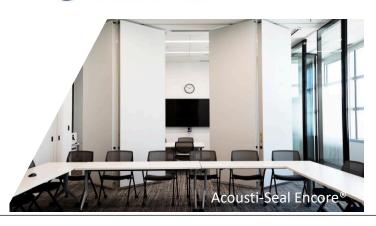


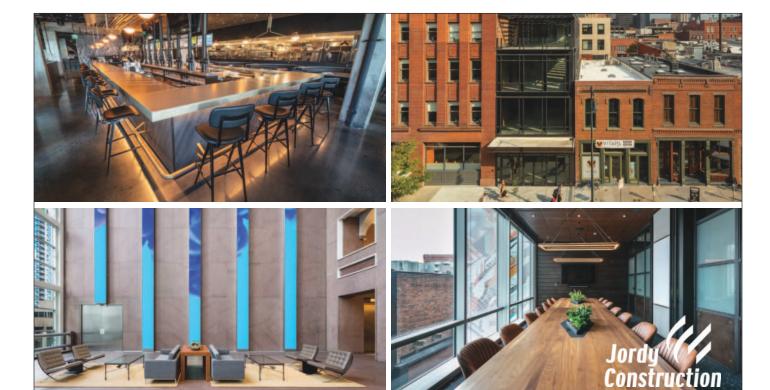
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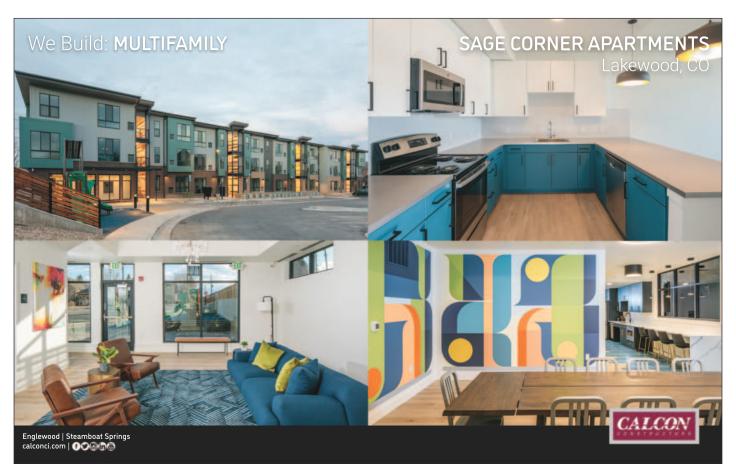




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**PHOTOS:** David Lauer Photography

# Bpx energy: Gensler's Design Takes on a Hospitality Focus

To support the expansion of bpx energy's corporate headquarters in Denver at 1700 S. Platte St., Gensler created a sleek, hospitality-focused workplace that is anchored by an iconic stairway to enable a fully connected workspace for employees across floors. In the lobby and reception areas, a palette of black and steel, marble, and copper accents creates a refined industrial aesthetic while a fireplace and interactive digital wall serve as welcoming touches that reinforce the hospitality-driven atmosphere at the energy company's new workplace.

The sculptural form and materiality of the spiral stair pays homage to the history of bpx energy, echoing the form of a rotary oil drill. Fabricated from solid copper with thoughtful integration of structure and lighting, the result is a testament to the beauty and preciousness of natural resources.

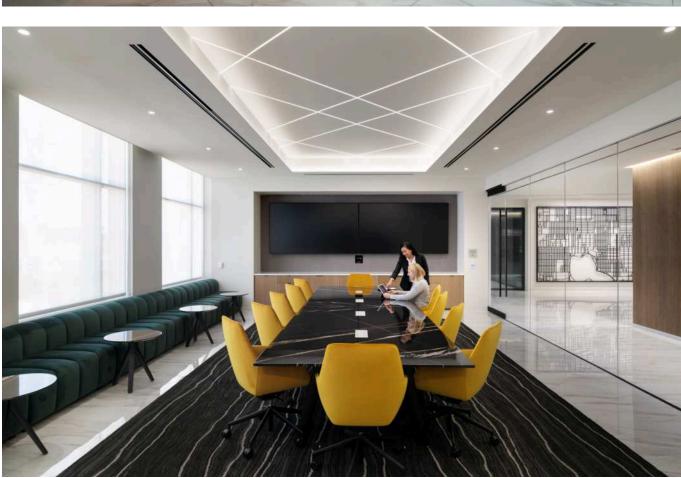
The design team also created a laser-cut steel map of Denver, which highlights bpx energy's strong presence in Colorado and adds a local element.\\











#### TOP:

Harmony Club's dining room is a welcome extension of home.

#### BOTTOM:

Harmony Club's member entry features Duchateau panels.

# The Harmony Club:

Studio 10's Design Deviates from Traditional Golf Club Design



PHOTOS: David Patterson

The intention behind the design for the Harmony Club was decidedly different from the highbrow exclusivity of golf clubs past. The owner wanted a space that embodied the relaxed familiarity of a favorite pair of luxury jeans and felt like a welcoming extension of home. Deviating from golf club tradition required taking a highly customized approach – from light fixtures and furniture to artwork and accessories, Studio 10 specifically designed each element of the club.

Studio 10 worked hand in hand with project architect DTJ Design to specifically design each element of the Harmony Golf club. As a team, we were able to build an inclusive retreat in which every member of the family could find comfort. \\





# ABOVE:

This large club room is the perfect space for hosting a large gathering as well has offering intimate seating areas for private conversation and connection. The room was designed to feel like home – sit down and stay a while.

# RIGHT:

Warm and inviting, this custom bar is the perfect place to grab a cold one after a sunny afternoon of golf.

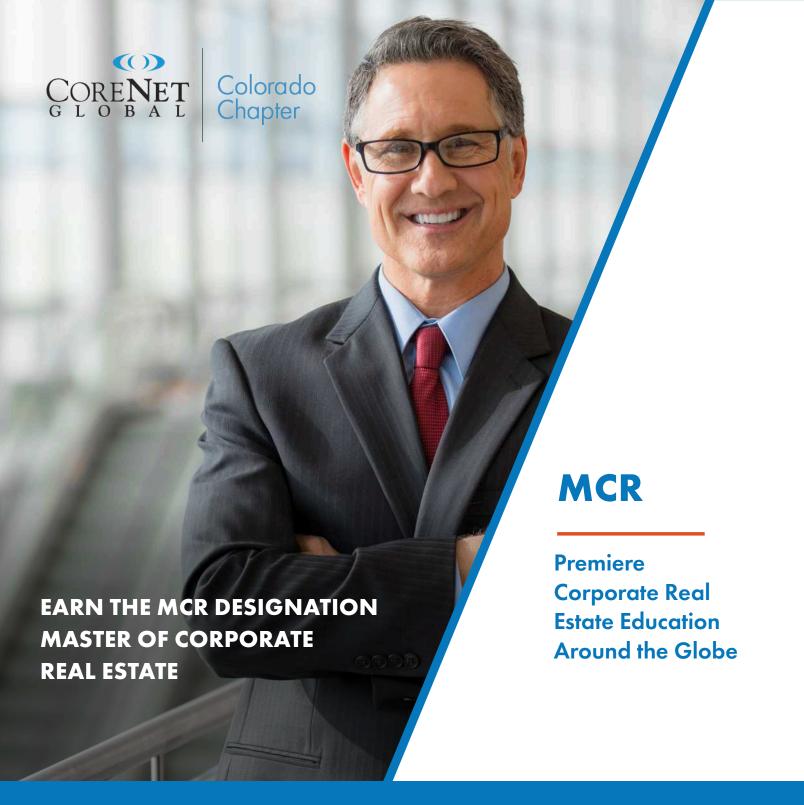
## BELOW:

The club's pro shop is bright and open.









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Welcome and Opening
Remarks

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Patricia Silverstein -President & Chief Economist, Development Research Partners

1:00 - 1:30 p.m. Construction Cost Update

Peter Knowles - Executive Vice President, North America, Rider Levett Bucknall

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**Eric Roth -** Senior Vice President, CBRE | Land Services | Capital Markets

Moderator:Jim Capecelatro -Senior Managing Director, Cushman & Wakefield 2:00 - 2:45 p.m. Networking Break

2:45 - 3:30 p.m.

Development &

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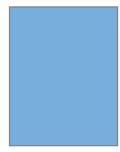
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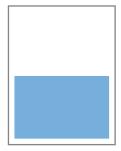
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