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ME Engineers

Local firm, global footprint \\ PAGE 74



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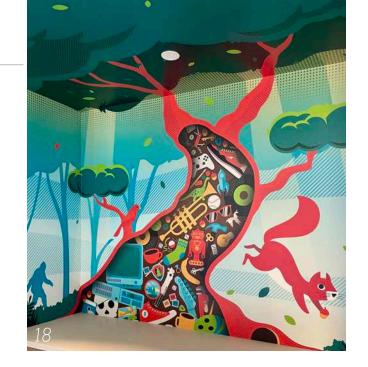
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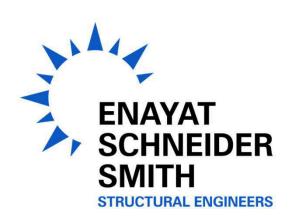
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Mike Doody is an owner at elements, and the 3D Identity Studio Lead, where he draws on more than 20 years of creative, marketing sales and leadership experience.

Mike has a passion for building and growing both people and business. He joined elements in 2019 when the firm he co-founded, 3D Identity (3DID), combined forces with elements.

Mike brings a strong understanding of how branding and visual storytelling can positively impact employee morale, culture, productivity and performance. As head of 3DID at elements, he specializes in helping companies bring their brand to life – from developing brand positioning strategy to designing compelling visual concepts for the print, physical, and digital space.

Outside of work, Mike is a driven endurance athlete with a love of adventure, pursuing his side passions of skiing and mountain biking when he moved to Colorado. He's since helped found and sits on the board of a junior cycling program – set to become a nonprofit this year – through which he coaches emerging bike racers. mdoody@workplaceelements.com

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Jim Tolstrup *is the executive director of the High Plains* Environmental Center in Loveland, a unique model for preserving native biodiversity in the midst of development. His past work experience includes serving as land steward of the Shambhala Mountain Center in Red Feather Lakes and running his own landscape design business in Kennebunkport, Maine, where he installed gardens at George and Barbara Bush's "Summer White House." Jim holds a certificate in gardening arts from the Landscape Institute of Harvard University and the Arnold Arboretum, and is a past recipient of Denver Water's Xeriscape Award, ALCC's Excellence in Landscaping Merit Award, ASLA Land Stewardship Award and the Sustainable Living Association's Sustainable Contribution Award. Jim's book SUBURBITAT provides detailed strategies for designing and managing native landscapes that conserve water and restore habitat in the built environment. info@suburbitat.org

Cover photo: Colorado Switchbacks Stadium opened this year - ME Engineers provided mechanical, electrical, plumbing, sports lighting and technology design. It was designed by Perkins&Will and built by GE Johnson.





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y the time this issue hits your desks (or inboxes), fall will be in the air, marked by the semiannual shakeup of the closet, bringing sweaters within reach and white denim less so; swapping frozê for a nice glass of red; and

performing back-to-school rituals – speaking from my new experience with the latter, dropping my freshman off half-way across the country to begin his new chapter was a departure from our previous BTS routine; thankfully, it was thrilling and inspiring to see young minds coming to campus, ready to learn, eager to move forward and prepared to make the most of their educational opportunities – yes, I realize there may be distractions ... but the overall package looks pretty good.

Just as the Delta variant is a hurdle to achieving full-time in-person learning, Delta also is a hurdle to full economic and CRE market recovery. Thankfully, just as a return to normalcy seems to be finding its way on those college campuses, so too is commercial real estate finding its way – markets and product offerings altered in some ways, but so familiar in many others.

To that end, this issue is a testament to the resiliency in our marketplace. Projects, public and private, have persevered to fruition throughout the pandemic: 240 St. Paul, the new Class A mid-rise office building nearing completion in Cherry Creek; The Slate Hotel in downtown Denver; and the new penguin exhibit at the Denver Zoo. Also, ME Engineers is turning 40, a milestone celebrated in words and photos in this issue.

Lessons learned this last year and a half are finding their way into workplace design, from hospitality to creature comfort; healing environments are finding their way outdoors; and sustainable design still tops the must-do charts.



As for the summer, it felt great to be able to travel again, in particular the return to my beloved Africa. As a passionate wildlife conservationist, I was spoiled with remarkable wildlife experiences, from sitting an entire day with one of the world's last remaining big tusker elephants (Craig) while visiting majestic Kenya with its view of Kilimanjaro to my gorilla and chimpanzee trekking in glorious Uganda to learning more about how beehives can play a critical role in wildlife habitat protection (that's my adopted hive in Kenya on the left). Psst ... beehives are happening in Colorado's commercial real estate, too. To see the world from a new perspective is a gift that I hope everyone can enjoy – a gift that sheds new light on how we do things now and how we may want to do

them in the future.

As always, thank you for reading and creating such marvelous projects. Your passion is showing!

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The University of Oklahoma Gallogly Hall Biomedical Engineering Research and Teaching Building



Climate Change: Impacting Sustainability Through Design

ur world is confronted with the tragic and indisputable impacts of climate change, and the imperative of all designers (and the clients who hire them) must urgently shift toward a focus on solutions that advance a carbon neutral agenda. Not only must the industry adapt to chal-

Andrew G. Nielsen, FAIA, PE, LEED AP Principal, Anderson Mason Dale Architects

lenges presented by a post-pandemic commercial real estate market, but also we must find ways to minimize the impact that construction and operation of our buildings have on the Earth's climate. As always, there is insight to be gained from looking back at how designers over the past half century have used sustainability to drive design thinking.

• Smooth operators. Decades ago, design firms began to focus on shaping buildings based on operational energy efficiency - chiefly, how the building's form and systems can evolve to heat and cool its spaces without consuming nonrenewable resources. Over the past half these early century, ideas have grown into a broader conception of sustainability, and the intensity and tenor of

the design community's approach to an environmentally friendly design paradigm has followed a circuitous path replete with lessons on integrating sustainable principles into rich design solutions.

• If you're not active, you're passive. In the '70s, designers fully embraced the idea of energy-efficient building design as a form driver, exploring active and passive strategies to reduce the energy demand of buildings, and new energy technologies were major form drivers in many projects. Early active solar installations became integral parts of building expression dominated by flat

plate solar collectors, using water to transform the sun's energy into heat for the building. Many projects were shaped around passive solar strategies where the design, placement, and materials optimize the use of heat and light directly from the sun. Whether actively harvesting its energy, passively leveraging its warmth or thoughtful-

> ly controlling its daylight potential, the sun must be central to design thinking for energy efficiency.

> • The (right) presents of the past. The '80s ushered in the post-modern period during which traditional precedents drove much architectural form thinking. Many traditional precedents offer lessons in energy efficiency. By necessity, pre-industrial architecture had to be energy self-sufficient, relying on the proportioning of openings and wall construction to balance the need for natural daylight with the thermal comfort of spaces. Post-modern projects that leveraged these lessons from the past are enduring examples designers can look to today. Unfortunately, there are also examples where traditional forms were exploited purely for their stylistic content, and more often than not they yielded solutions that may look dated today and offer

no energy benefit to help solve the urgent climate challenge.

• The LEEDing edge. The final decade of the millennium brought more innovative ideas to sustainable design. Pushed by a new culture of clients committed to shaping environmentally friendly buildings, designers began to create tools to organize thinking about environmentally friendly buildings, and sustainable design was more broadly embraced as a holistic focus on conserving the planet's resources. The U.S. Green Building Council launched the Leadership in Energy and Environmental Design program in 1998, and designers



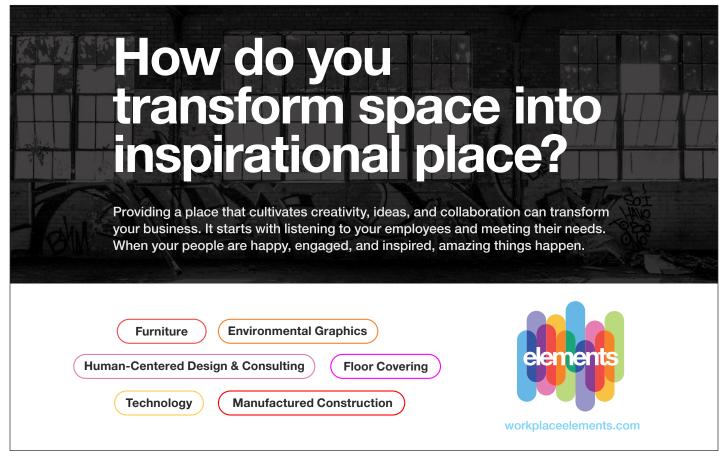
deployed the new system to inform the design of their buildings. Although not uniformly embraced over more than two decades, LEED has impacted the commercial real estate sector as tenants have looked to showcase their environmental credentials to clients and prospective employees as a set of cultural values that differentiates them.

- Light control freak. The aesthetic impact of energy modeling is seen most vividly in the increased use of sun shading elements. In the early 2000s, designers began utilizing new tools to explore optimal deployment of shading devices to control heat gain while reflecting daylight deep into buildings. In the intense Rocky Mountain climate, solar strategies backed up by effective energy modeling are key to energy-efficient buildings for the future.
- (Dis)Embodied energy. Today, a key sustainable design driver is the embodied energy of projects - this quantifies the amount of energy required to build a project. It is a critical measure of the project's overall energy use. Examples include buildings that minimize embodied energy by using wood as a primary structural element. With its very low carbon footprint relative to other common building materials like concrete or steel, wood offers a

We must find ways to minimize the impact that construction and operation of our buildings have on the Earth's climate.

path to a highly sustainable building stock for the future.

• Foregone conclusions. After nearly half a century focused on an evolving concept of sustainable design, and with a purposeful mandate to make sustainable architecture central to the solution of the climate crisis, designers and developers are poised to build on the powerful lessons of the past half-century for a pattern of environmental thinking that responds to a more sustainably aware culture poised to address the urgent needs of Planet Earth.\\









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Creative Design Approaches for the New World of Work

Mike Doody Owner and 3D Identity Studio Lead, elements

ur worldwide work-from-home experience over the last year has led to more people than ever considering the merits of great office design in creating supportive, engaging environments where people can be at their best.

As organizations are writing their own playbook for the future of work, there is a massive opportunity to rethink what the office can be – and should be – for our employees and how we can turn the office into a destination, rather than an obligation.

At 3D Identity, a creative studio within elements, we are fortunate to work with some of most progressive companies in the world. Our work involves creating the visual identity and enhancing the experience of an office or campus through experiential and graphic design. Our clients are passionate about providing workplaces that inspire employees to do amazing things. We help them create meaningful spaces and moments in their workplaces that bring their brands and cultures to life.

In the process of creating these kinds of environments, over the last year in particular, a few



Neighborhood portal graphic



Painted abstract art on vinyl wall graphic



Lenticular wall

creative EGD practices stand out as examples of the kinds of strategies that will ultimately translate into a stronger, healthier and more creative workforce.

Gamifying Health and Wellness

Unsurprisingly, employers are investing in a more intentional way in the health and well-being of their employees. That includes the more traditional methods, focused on employee benefits and education, but we're also seeing more holistic (and fun) approaches like gamifying healthy activities through wayfinding and graphics.

For example, we're activating stairwells and nontraditional paths inside and outside of a building to incentivize employees to forego elevators and get in a few extra steps. Along the way, we might position custom maps highlighting different parks and nearby trail systems, along with activities employees could engage in. So, on your way up the

Dimensional wood, vinyl and acrylic stairwell graphic

stairs one day, you might learn about a local hike and take your family that weekend. A few weeks later, you might see a fitness challenge. The idea is for there to be new opportunities for discovery throughout the office at all times - all with the goal of supporting employee health and well-being.

Creating Casual Collisions

A few of our clients are highly focused on creating opportunities and serendipitous "moments" around their offices and campuses where employees might bump into each other in what they call a "casual collision." They see significant value when employees from different areas of the company are put together for short periods of time. This moment may occur in a café, an intersection, a stairwell - even in the restroom.

We also like the term "bump and spark," where we create intentional opportunities for special moments where employees stop and engage with something that sparks a conversation or invites curiosity. This is where true social networking and collaboration can happen.

We focus on curating these special moments to encourage the kinds of casual social interactions that people missed out on over the last 18 months and that can lead to ideas or relationships that make a real impact for the company down the road.

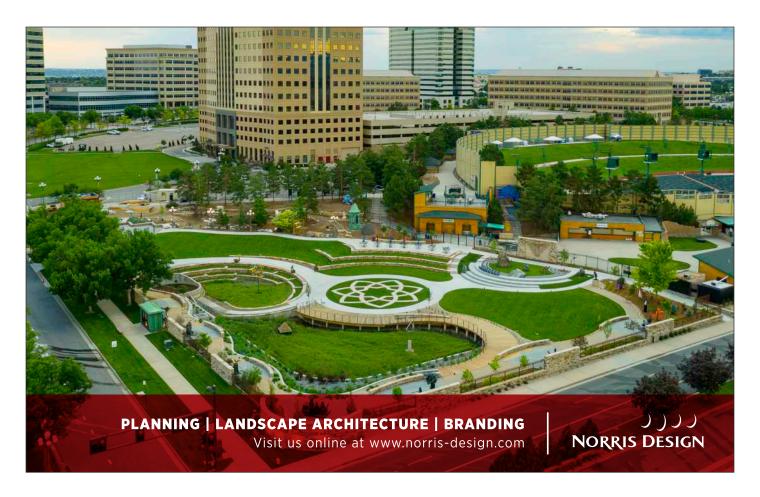
Sparking Aspiration

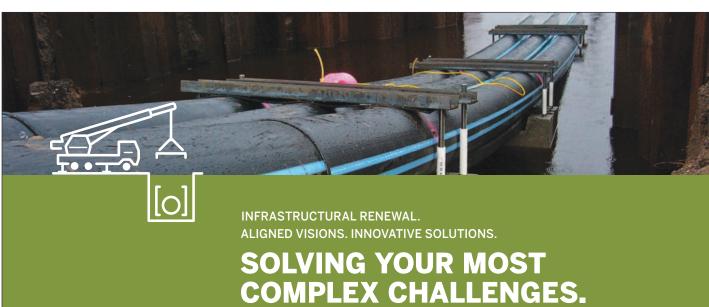
A large tech client we work for wants to do more than create a great office for its people; the client wants people to learn something from the work environment and then be inspired as a result. So, we help the firm develop themes and stories in the work environment that impart knowledge about a topic - a particular place, a season, a historic event, etc. – designed to entice the employees to explore on their own. For example, we're strategically placing riddles and

"Easter eggs" around campus with information that makes employees want to discover the entire building or campus. Employees feel part of something. The experience of coming into the office is not just about something that looks nice, rather, there's a sense of discovery, connection to place and adventure. The client feels this is a competitive advantage in attracting and retaining top talent.

By helping our clients create and share visual stories in the workplace. we foster the kind of experiences they can't get anywhere else, which helps bring the brand and company culture to life. Work environments with purpose and meaning ultimately will be the key to not just bringing people back into the office, but keeping them happy, engaged and inspired to do great things. \\







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Gensler THE SUSTAINABILITY **OF RE-USE** The Link is a creative mixed-use office tower in downtown Denver, transformed from the former CenturyLink building into a modern, amenity rich environment. Going beyond the traditional renovation, the Link demonstrates the potential for transformation through thoughtful design. By leveraging the existing structure and building core, the building takes on new life as a 21st-century project at 68% less embodied carbon than an equivalent ground-up new building. The Link | Denver, CO Gensler

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View Gensler's Climate Action Through Design 2021 Report

David Lauer Photography

SUBURBITAT: Restoring Nature Where We Live, Work & Play



Jim Tolstrup
Executive
Director,
High Plains
Environmental
Center

cross Colorado and the West there is a growing awareness of the high cost, and in many cases the lack of availability, of water for landscaping and development. Since 2001, our team has been exploring alternatives to thirsty turf grass and exotic landscape plants by focusing on native plant species that require little or no water.

Our nonprofit environmental center is celebrating the 20th anniversary of our founding, spurred by the concept of a homebuilder, McStain Neighborhoods, and McWhinney, the master developer of Centerra, an award-winning 3,000-acre master planned community in Loveland,

which readily adopted the visionary idea for preserving and managing open space within the development.

Over the past two decades, our center has worked with McWhinney and other landowners, within Centerra and beyond, to establish or restore hundreds of acres of native vegetation. The cost of maintaining native grass can be 90% less than turf grass due to the avoided costs of mowing, watering, fertilizing and other maintenance. However, managing these areas requires specialized skills and knowledge to be successful.



The Lakes at Centerra neighborhood contains large expanses of restored open space, as well as being adjacent to the 275-acre environmental center.



Landscaping with native plants is a way of celebrating the unique natural heritage of Colorado.

As the executive director of HPEC, I've recently published a book, SUBURBITAT, that highlights the center's work and tells the story of Colorado history from its primordial past to the present-day development of the land. The book provides detailed information on how to establish and maintain beautiful, sustainable landscapes that conserve natural resources and provide a distinct sense of place, celebrating Colorado's unique natural diversity.

The book provides detailed instruction for others who wish to create water-saving native landscapes, as well as explore the social aspects of landscaping in collaboration with nature. This includes managing expectations and establishing realistic timelines for establishment of native open spaces and living with rather than eradicating the wildlife that is attracted to them.

The development community has the opportunity to create landscapes that are vibrant and interesting year-round, in a way that will allow people and wildlife to continue to thrive. We have observed firsthand how dramatically and rapidly our local birds and pollinators recover when we grow native plants in our gardens.

There are over 40 million acres of turf grass in the U.S. More herbicide, pesti-



Warm season tall grasses blaze into red and gold as autumn approaches. Switchgrass (Panicum virgatum), big bluestem (Andropogon gerardii) and yellow Indian grass (Sorghastrum nutans) thrive in moist, low-lying areas.



The American painted lady butterfly (Vanessa virginiensis) is attracted to plants of the Asteraceae family including Rubber Rabbitbrush (Ericameria nauseosa).



Stormwater ponds and conveyances vegetated with native plants can replicate the ecological functions of natural wetlands. They provide habitat for wildlife and improve water quality by removing sediment and nutrient runoff.



After frost, the dried forms of flowers and grasses provide a beautiful reminder of summer while protecting plant roots and hibernating pollinators through the winter.

cide and fertilizer are used on this crop, per acre, than any other crop. Some 800 million gallons of gas are used every year to mow American lawns. Here in Colorado, a minimum of 18 gallons of water are needed per square foot, per year, to keep lawns green. The average use of water in Colorado for landscaping alone is about 90 gallons per person per day.

Over the next 20 years, Colorado's population is expected to grow by roughly 30%, increasing from 5.7 million in 2019 to 7.52 million in 2040. As populations grow, particularly along the Front Range, pressures on our dwindling water resources will continue to increase. Rising temperatures cause plants to accelerate transpiration, which increases the amount of water used to maintain landscaping, putting additional strain on water supplies. There is simply no question that our water usage in landscaping is unsustainable.

LEED construction, which reduces energy consumption in commercial buildings, is a great example of the way that business cannot only anticipate and respond to environmental issues, but also can lead the process toward sustainable development in ways that are in turn rewarded in the marketplace. Sustainability is no longer an isolated movement but rather an imperative and an expectation for many environmentally conscious homebuyers. Sustainable landscaping is a natural extension of this concept.

Access to trails, nature and open space are also frequently rated as highly desirable amenities for potential homebuyers. Far from being an inferior concession to economy and practicality, native landscapes can be beautiful and provide year-round interest while supporting wildlife in the midst of the communities that we design and build - restoring nature where we live, work, and play.\\





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Designing for Career & Technical Education Facilities



Adele Willson. AIA. LEED AP. **ALEP** Principal, Hord Coplan Macht

Travis Bostic, AIA

Principal.

Macht

Hord Coplan

oday, there are more than 8 million students in the U.S. currently enrolled in one or more career and technology education courses. CTE provides students of all ages with the academic knowledge, technical skills and training necessary to succeed in their future careers and to become lifelong learners, as well as preparing students

> for the workplace by providing training in a hands-on context.

The growth of CTE programs follows increased educational focus on offering the K-14 learner opportunities

for exploration, hands-on learning and career development tailored to help each student succeed. Designing spaces to support CTE programming and science, technology, engineering and math labs requires programming and design strategies different than those used in traditional classrooms.

Our design experts have identified five key programming and design considerations for CTE spaces.

• Flexibility and adaptability. Given the continual advancement of technology, CTE design requires spaces that can continue to evolve. Additionally, spaces should be able to host various activities as needed. With thoughtful planning,



David Lauer Photography Wiggins Junior/Senior High School. Front Range Community College, Gray's Peak Health Care Career Center.

spaces can be designed to be adaptable while still meeting specific program needs.

- Integration of industry partners. Integration of industry partners provides valuable input into the planning of simulation and teaching programs to help provide real-world knowledge and skills. Industry partners can also offer guidance and preparation for certification and accreditation programs, as well as access to the latest industry trends. Lastly, these partners can act as professional mentors for students.
- Equipment-based planning. The large, heavy equipment required for many CTE programs has
 - a direct impact on the design of the space. Safety zones and flow around the equipment, specialized electrical and ventilation systems, and the tolerances required for proper function of the equipment require careful planning during early phases of design. Incorporating equipment considerations into initial planning also allows schools to evaluate the cost impact early.
 - · Identification of program synergies. Identification of program synergies allows for recognition of potential collaboration opportunities between programs and spaces that can share areas and equipment. By finding programmatic and physical areas of overlap, the educational planners can assist in creating more efficient spaces and



Paul Wedlake Photography

Fort Lupton High School Renovation and Addition.

building opportunities for student collaboration. As well, finding program synergies is important when planning student commons spaces and other shared areas.

• Site design. Site design involves everything from providing convenient and adequate parking for students, staff and community members, to encourage patronization of student work, and planning appropriate delivery and service entrances based on the types of programming offered. It also addresses facility visibility, which, along with parking, is a key element of community recognition and support of the programs. Flexibility between indoor and outdoor spaces allows for next-generation learning and more realistic simulation experiences.

Case Study: Warren Tech South High School

The Warren Tech CTE program at Jefferson County Public Schools is a highly successful initiative offering 37 different areas of study to all juniors and seniors in the district. Demand for these courses has rapidly expanded the program from one facility to three; HCM was hired to design the newest facility, Warren Tech South. Students, parents, community members and industry partners were all interviewed during the concept design phase to determine which new programs would be most beneficial to add.

The new South campus will specialize in audio and video production, hospitality, physical therapy and aviation programs. This unique programming required careful planning during design to accommodate future flexibility needs, specialized siting and equipment requirements, and identification of synergies between the various programs to capitalize on shared spaces and develop a sense of overall school pride and camaraderie.

These lessons learned from 40 years' worth of program-



David Lauer Photography

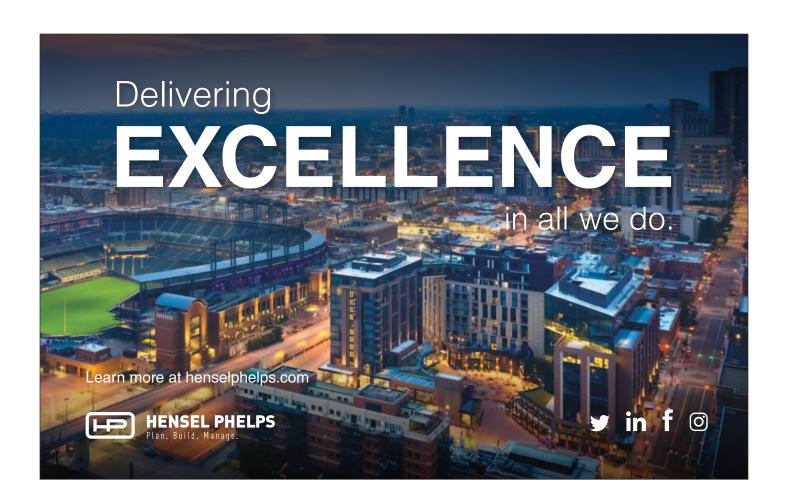
Wiggins Junior/Senior High School.

ming and designing of educational spaces have allowed our experts to formulate key programming and design considerations for forward-thinking CTE spaces that maximize the space available, provide learners with real-world experience, identify equipment needs from the outset of the project, allow for student collaboration, and support community involvement. Understanding the benefits of strategic planning and design is key to delivering successful CTE spaces for K-14 learners, educators, administrators and our workforce. \\

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Going All-in on the Springs' Vision, Ambition & Growth



Todd Guthrie President, W.E. O'Neil Construction Co.

e believe in the potential and opportunity of Colorado Springs. Some 150 years ago, great men and women developed a grand vision for the little resort hamlet of Colorado Springs. From projects like the City for Champions to Peak Innovation Park, the Springs is once again a city with big ambitions.

• **Population growth**. With a population that has grown nearly 40% in the past 20 years, Colorado Springs is forecasted to become the largest

city in the state by 2050. This year Colorado Springs ranked No 4 in the U.S. News & World Report's Best Places to Live list. Millennials are flocking to the Springs in record numbers to pursue careers, the outdoors and families.



• Economy. Colorado Springs' top growth markets are construction, health care, technical and professional services, and hospitality. These resilient sectors have grown anywhere from 20% to 40% over the past several years. With a quarter-million defense industry jobs, and a highly educated workforce, Colorado Springs is well poised for continued economic growth.

What makes all this possible is the fact that it's an easy place to do business. Arizona State University's Ease of Doing Business in North America report ranked the Springs eighth. Factors analyzed were ease of starting a business, employing workers, getting electricity, land and space use, taxes and resolving insolvency.

Talent pipelines within the area include 11 colleges and universities, and a host of apprenticeship and career technical education programs. To help meet companies needs for continuing education, Colorado Springs is home to the Center for Creative Leadership and offers leadership development programs like Leadership Pikes Peak and the Colorado Springs Leadership Institute.

• Tourism. If working here is easy, getting here is even easier, thanks to a small, user-friendly airport whisking in travelers on airlines like Southwest.

At its heart Colorado Springs always has been a resort town, luring visitors for over a century with sunshine, fresh air and breathtaking views



RTA Architects W.E. O'Neil's new office is located in the historic Hibbard Building.

of Pikes Peak and Garden of the Gods. For over 130 years, the Broadmoor has set the bar for world-class visitor experiences, and it continues to grow and evolve.

In 2013 city leaders developed the City for Champions projects, adding new venues to strengthen and diversify the economic impact of visitor attractions. These projects include: the U.S. Olympic & Paralympic Museum, University of Colorado Colorado Springs Hybl Sports Medicine & Performance Center, U.S. Air Force Academy Visitor Center and two amateur sports venues. As these projects come online, we're seeing the ripple effect of new development opportunities.

• Peak Innovation Park. Last year we began work on the site infrastructure for the 900-acre Peak Innovation Park development project. This joint venture with the Colorado Springs Airport is developing opportunities in southeast Colorado



Director of Business Development, W.E. O'Neil Construction Co.



Aerial view of ongoing work at Peak Innovation Park

Springs for new industrial, office, retail and hospitality growth. This master planned business park includes the new Amazon distribution facility - the largest building in Colorado. We are successfully managing this large project with multiple stakeholders. Working closely with the Colorado Springs Airport, city of Colorado Springs, Colorado Springs Utilities, Colorado Department of Transportation, Urban Frontier and neighboring projects, we are meeting fast-paced milestones for the development. \\

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Colorado Hospitals Reinvent Outdoor Healing Environments



Russ Sedmak, RA
Principal,
The S/L/A/M
Collaborative

or more than a decade, health care organizations have reinvented themselves as places of healing, health and wellness as opposed to traditional clinical institutions. In that same time frame, we have recognized the benefits of healthy buildings for not only Colorado communities at large but also for their occupants.

Since the start of the COVID-19 pandemic, we have blurred the line between indoor and outdoor spaces for work and play, and in the process, renewing our senses and appreciation of the natural world. Where better to experience the healing power of nature than in Colorado?

UCHealth Medical Center of the Rockies in Loveland exemplifies this experience. It is a hospital within a hospital, incorporating both a trauma center and heart center when it opened on Valentine's Day 2007. As a Level II Regional Trauma Center, MCR is designed for speed of care and ease of movement, which saves lives every day. It also is a place of healing, combining world-class acute care services and technology with green architecture, natural landscapes and outdoor healing gardens.

MCR was designed by the Denver office of Heery Design, now part of our firm. The development of the campus was much like that of a small city, and sustainability was a core goal of the client, and the Loveland community. MCR was the first hospital in Colorado to be certified as LEED Gold by the U.S. Green Building Council.

Today, MCR's low-water-use landscaping – designed by BHA Design – has matured, and the 90-acre campus has become an oasis within a fully developed suburban community. Patients, family members, visitors and staff often use the outdoor amenities as places for rest, eating and exercise. A crushed-stone trail winds



While most outdoor healing spaces are passive, physical therapy is extended to outdoor deck areas overlooking the Roaring Fork Valley at Aspen Valley Hospital.



Rooftop terraces, cool roofs and green roofs have become the subject of interest in many cities, including Denver, in recent years.

its way around the perimeter of the buildings, parking and around a natural wetland zone, with views of Long's Peak and the Front Range.

"It is important that restorative spaces offer warmth and comfort to all those in need. That is why areas that complement the interior of hospitals are designed with patients in mind and also those who care for them," said Kevin Unger, president and CEO of MCR and UCHealth Poudre Valley Hospital in Fort Collins. "Outdoor gardens and paths at medical centers should inspire feelings of calm, peace and reflection for visitors as well as for our nurses, doctors and all staff and employees."

At the top floor of the medical center, a semienclosed rooftop terrace – a cool roof – provides a safe open-air environment for patients and families to enjoy the mountain views, sunsets and fresh air without leaving the facility.

Rooftop terraces, cool roofs and green roofs have become subjects of interest in many cities, including Denver, in recent years. Advocates for green roofs are focused on the benefits for improving roof aesthetics and reducing the heat island effect of reflective roof coatings.

Denver now requires that either 10% of the gross area of new buildings larger than 25,000 square feet, or 60% of the roof area, be a "cool roof" resisting reflectance. The city ordinance passed by the City Council in 2018 allows for alternative methods for green roof design, including on-site and off-site renewable energy collection or purchase, as an alternative.

Aspen Valley Hospital, the second LEED Gold certified hospital in the state, has adopted even more proactive sustainability goals to mitigate the poten-



Harmony Campus in Fort Collins has adopted a more active outdoor treatment space with a mountain-view terrace used for chemotherapy.

tial threats caused by global warming and localized climate changes.

Solar panels on the roof, for example, help to generate electricity and reduce the reflectance and heat island effect. Most of the parking for the campus is underground. Specially designed lighting and window controls darken the building to protect the night sky from light pollution.

A 360-degree view of the 15-acre hospital, its healing garden



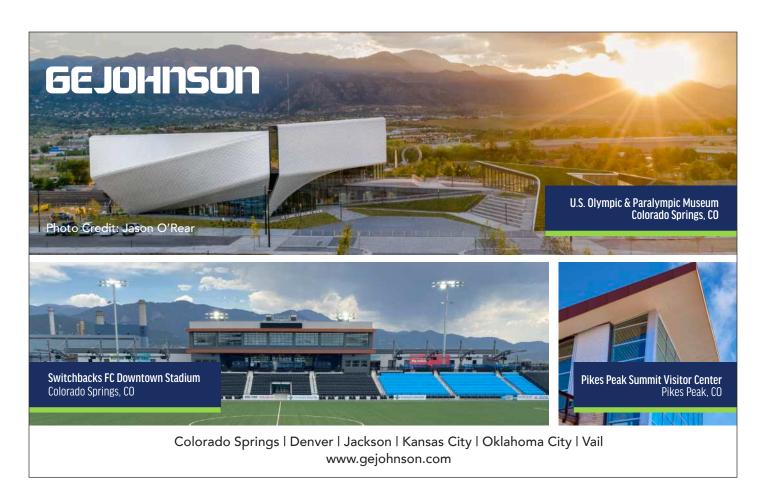
Medical Center of the Rockies is a place of healing, combining world-class acute care services and technology with green architecture, natural landscapes and outdoor healing gardens.

and outdoor café are spectacular. While most outdoor healing spaces are passive, physical therapy is extended to outdoor deck areas overlooking the Roaring Fork Valley.

Similarly, the UCHealth Cancer Center – Harmony Campus in Fort Collins has adopted a more active outdoor treatment space with a mountain view terrace used for chemotherapy.

The road to recovery in Colorado is well on its way to accessing the outdoors and stunning mountain views at a time when patients need them most.\\







The Infinity Structural System

Hello DENVER! The Infinity Structural System consists of the Epicore MSR® Composite Floor System on pre-panelized load-bearing metal stud walls. Infinity Structures developed The Infinity Structural System in 1986, and has since completed hundreds of mid-rise residential buildings with the system. The Infinity System is definitely your most economical structural option once you exceed the height & density capabilities of wood framing, and allows you to go up to 12 stories over your 'Podium'.

Samples of Denver Projects



X-DEN (3100 Inca)



Hyatt Place - Pena Station



SOVA on Grant (1900 Grant)



Overture (9th + Colorado)



The St. Paul Collection (210 & 255 St. Paul)



AMLI Riverfront Green (1750 Little Raven)



678-513-4080 infinitystructures.com

Welded Wire Fabric

Concrete Slab



Inspired Interiors Add Appeal for Prospective Buyers



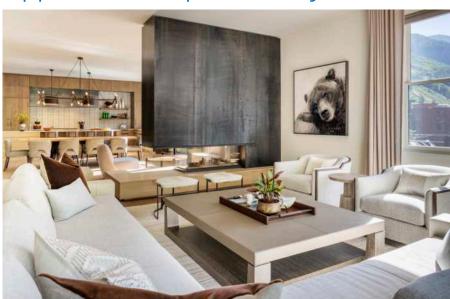
Margaret Selzer
Founder and
Principal
Designer,
River + Lime

lthough the properties themselves can vary substantially from one to the next, there's one thing those selling a collection of residences have in common: the need to appeal to a multitude of prospective buyers. While a single-family property only needs to appeal to one, perfect buyer, owners and brokers selling resort properties and other collections of residential real estate must design and build spaces that have broad ap-

peal for multiple buyers.

Interior design is one key to creating residential properties that stand out from the competition while also appealing to a wide variety of prospective buyers' tastes, style preferences and current market trends.

"Great design has the potential to take four walls and create a space that really draws people in," said Brian O'Neill, director of the O'Neill Stetina Group at Telluride Properties, a boutique real estate firm that specializes



The sophisticated design of the Fir Street Penthouse in the Transfer Telluride collection of residences helped prospective buyers envision the lifestyle they would enjoy in the space, which made the property appealing to a wide variety of potential owners.

in premier properties including the Transfer Telluride collection of residences.

• Show off the lifestyle. Whether it's a mountain getaway, the bright lights of city high-rise living or some-



A minimal color palette like the one in this Moonlight Basin, Montan, residence can complement a dramatic outdoor focal point and add extra appeal for prospective homeowners.



Creating texture with materials like wood, stone and tile can make neutral color palettes interesting, unique and appealing to prospective buyers with varying tastes.

thing in between, interior design is key to helping a broad range of prospective buyers envision the life they would live in their new residence. Savvy developers will use interior design to help tell the unique story of the property – about the location and the lifestyle of people who live there.

"Thoughtful design has the power to help people connect with a space from the moment they walk in," said O'Neill. "Design that pulls people in and makes it easy for them to see themselves in the space makes the purchase decision much easier, which makes our job easier, too."

Good design should carefully consider how residents will use the space. Will they want easy access to the outdoors? Will they want to feel connected to nature even while they are indoors? How far is it to the ski lift, bike trail or light rail – and how does the design of the home illustrate that lifestyle? In mountain properties, for example, including a dedicated space for putting on, taking off and storing ski gear can make it easier for buyers to envision themselves enjoying a hassle-free ski lifestyle in their new home.

• Materials matter. Materials are an important and often under-appreciated component of appealing to a wide range of



A strategic interior designer can help developers decide where to save and where to splurge when it comes to amenities. Splurging on high-touch elements like faucets, for example, can often help draw in luxury buyers.

buyers. Thoughtful material selection can help strike the right balance between completing a space that feels beautiful and move-in ready, while also allowing for personalization. For example, while bold colors in fixed finishes can be a potential deterrent to all buyers, textures and patterns of stone and tile are a good way to create a neutral pallet with that is also interesting and unique.

Having a designer involved in decision-making and collaborating with other consultants early on also can help. Giving a designer a seat at the table early can help ensure that a light switch isn't placed in the middle of a wall that would be better suited to a striking art installation, or that the counters aren't covered in white marble, which may be perfect for a primary residence but perhaps require too much upkeep for a second or third home.

• Splurge strategically. Thoughtful decisions about where to spend a little extra and where to save can go a long way toward appealing to a broader population. Luxury buyers are looking for more when it comes to the kitchen, the fireplace and the primary bedroom suite. Within those spaces, spending a little extra on lighting can make a big impact for a relatively low cost. Elements that people touch frequently, such as door hardware and faucets, are also a good place to splurge.

Developers can save money on items that are less visible or less likely to be touched, for example by choosing a less expensive brand of undermount sink or other pieces that are less prominent.

There's no question that thoughtful interior design can help residential properties appeal to multiple buyers and ease the sales process for developers and brokers.

"We've seen firsthand how interior design can help create the connection to a space that prospective buyers are looking for," said O'Neill. "It's astonishing." \\

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Locally owned and operated since 1986, Acquilano Inc. is celebrating its 35th year in business! Thank you Denver for your support over the years. We look forward to helping our community safely return to the workplaces we love.

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Timber for Tomorrow: Mass Timber Construction for MF



Marissa Kasdan, Associate AlA Director, Design, KTGY's R+D Studio

t's official, the building code has changed. The International Building Code's recent expansion of Type IV (heavy timber) construction to include buildings of up to 18 stories has made building higher with wood possible. Utilizing heavy timber as a primary structural system for new multifamily developments expands opportunities but also raises questions. At a time when cities across the nation struggle to meet housing needs, the expansion of mass timber construc-

tion supports increased residential development and addresses some of the challenges facing high-density multifamily construction projects. As an alternative to concrete or steel structural systems, mass timber provides another design solution with distinct material properties.

- Lower cost. Wood construction generally indicates a lower-cost design solution when compared with concrete or steel. Even with the recent price increase in lumber, the cost of wood is still consistently lower than other high-rise options. After reaching a record high in May, the lumber industry is already seeing prices begin to drop and the market expects prices to continue decreasing as recent disruptions in the lumber supply chain begin to stabilize.
- Better for the environment. The environmental benefits of selecting mass timber over concrete or



KTGY's R+D concept Timber Tower includes a sweeping ground-floor lobby space featuring a natural design aesthetic.

steel are clear. As a renewable resource, wood offers a solution associated with inherently lower embodied carbon. Additionally, the use of cross-laminated timber or other wood-based engineered products minimizes construction waste and provides exceptional design flexibility.

The increasing severity of wildfires in the West and hurricanes in the South have highlighted the incipient environmental crisis that demands new solutions for construction innovation to reduce the construction industry's effect on climate change. Building materials and construction contribute roughly 11% of total global greenhouse gas emissions (United Nations Environment Global Status Report 2017). Within that 11%,



To maximize parking within a mass timber structure, mechanically stacked parking fills a single-level garage at the ground floor of Timber Tower.



In response to the recent addition of new variations to Type IV construction in the International Building Code, KTGY's R+D concept, Timber Tower, proposes a 12-story residential design solution using cross-laminated timber as the primary structural material.

structural systems typically comprise as much as 80% of the embodied carbon in a building. Concrete, the most widely used construction material globally, includes both raw materials and manufacturing practices that produce a concerning amount of embodied carbon. Steel as a structural system also contributes significant embodied carbon to the environment, however, the amount varies widely depending on the manufacturing process and share of recycled content.

- The opposition. But not everyone shares this excitement about the expansion of mass timber construction. Proposals linked to the concrete lobby, such as a suggested expansion of Los Angeles' Fire District 1, aim to limit the use of wood-framed construction for larger developments. Preying on an understandable fear of fire danger, newly proposed restrictions ignore the many provisions written into the International Building Code to thoroughly address fire safety for mass timber buildings. Sprinkler systems, wood wrapped with fire-resistant materials, and char zones provide the fire safety precautions necessary for high-rise multifamily housing developments.
- Looking at the opportunities. To better understand the challenges and opportunities ahead for this new type of residential development, KTGY's R+D Studio studied many variations and applications of mass timber construction for high-density multifamily design and developed Timber Tower, a conceptual design prototype using cross-laminated timber for a 12-story residential building. To fully capitalize on the use of CLT, the Timber Tower concept proposes a single story of CLT-framed parking, with mechanically stacked parking to maximize the provided parking spaces. A 10-by-13-foot-6-inch column grid with a five-ply CLT panel and the elimination of beams on the residential levels reduces the floor-to-floor height, allowing for unobstructed views and simplified mechanical, electrical and plumbing distribution. Columns sit adjacent to the demising walls, providing a continuous air gap



Timber Tower represents a possible solution for how mass timber construction can minimize construction cost and reduce the environmental impact of high-rise residential development.



At the upper levels of the building, the concept proposes loft units to fully realize the additional height allowance of the new Type IV-B construction variation.

between units for enhanced acoustical separation. Floor-ceiling assembly options include either a dropped ceiling or an acoustic barrier between the CLT panels and the finished floor system. At 12 stories, the Timber Tower building proposes Type IV-B construction, allowing portions of the wood finish in the interior spaces to remain exposed for a unique and natural design aesthetic.

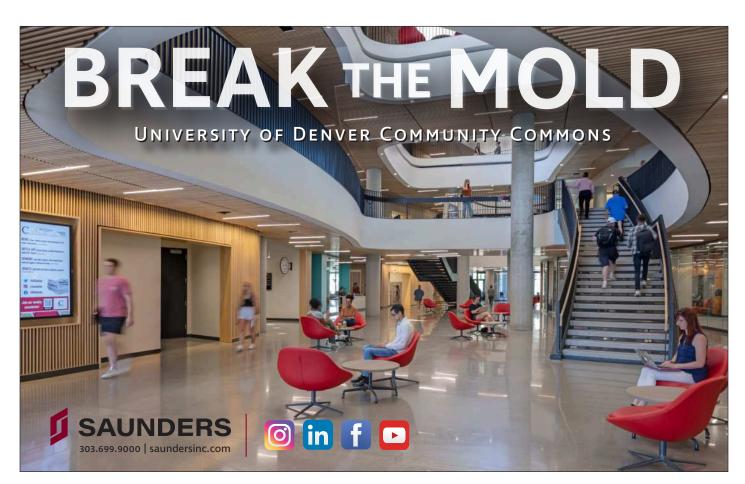
Our Timber Tower concept design represents only one of countless potential solutions for replacing concrete or steel structural systems with mass timber, but a study of the opportunities and limitations clearly shows how residential construction can more sensitively respond to the growing challenges of climate change. Mass timber construction minimizes embodied carbon while achieving the necessary structural and fire-resistance requirements for high-rise buildings. New construction innovations and code modifications related to mass timber create green design opportunities that will benefit the future of sustainable communities and our environment.\\

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Steam & Chilled Water: Lifeblood of CU Anschutz Campus



Andy Stewart, PE, LEED AP Vice President, Howell Construction

ver a span of nine decades, the Fitz-simons Army Medical Center near Interstate 225 and East Colfax Avenue in Aurora served local military members and their families. As part of a militarywide base consolidation initiative, Fitzsimons was decommissioned in 1999. The University of Colorado Hospital and the University of Colorado Health Sciences Center were the first two entities to move their facilities to Fitzsimons, anchoring their offices in the old Army hospital, now known affectionately as Building 500.

Over the last 22 years, the Fitzsimons campus has been transformed from an outdated military installation into a modern health care campus. Names have changed along with the facility upgrades. University of Colorado Hospital is now part of the UCHealth system. The University of Colorado Health Sciences Center became the University of Colorado Anschutz Medical Center. The Children's Hospital Colorado has also moved to the campus, along with the Rocky Mountain Regional Veterans Administration Medical Center, creating a massive health care mecca for education, research and patient care.

An unpretentious brick building located in the northeast quadrant of the AMC conceals the central utility plant. This building houses a number of boilers, cooling towers, chillers and a complex network of pipes, valves and control systems that supply chilled water and steam to the AMC. The steam and chilled water supplied from the CUP are the lifeblood of more than a dozen buildings on the campus, includ-

ing Research 1 and 2, University of Colorado Hospital and Children's Hospital Colorado. Steam, chilled water and condensate are piped underground in loops connecting to each building, providing facility cooling and heating, sterilization processing and cooling of research lasers.

Recent construction on the campus is straining the existing capacity of the CUP. University of Colorado Hospital is building its third patient tower. The AMC is just completing the 340,000-square-foot Anschutz Health Sciences Building. Both of these facilities require additional steam and chilled water to operate. The increase in demand for these vital utilities necessitated the expansion of the CUP. The design team of CannonDesign (architect) and RMH Group (mechanical/electrical engineering) designed a major expansion of the CUP to increase steam generation and chilled water capacity, along with an increase in capacity and upgrades to the facility's electrical system.

Howell Construction was selected at the end of 2018 to be the construction manager/general contractor, providing preconstruction and construction services for this complex occupied expansion project at a cost of more than \$33 million. Howell teamed with Murphy Co. for the mechanical scope of work and Weifield Group for the electrical scope of work.

Preplanning prior to construction was critical to the success of the project. Our team had an understanding of how the plant operated holistically before construction work could be planned out. The project staff began the preplanning process in February 2019 and completed it seven months later. A 3D scan of the



The steam and chilled water supplied from the CUP are the lifeblood of more than a dozen buildings on the medical campus.

existing facility created the baseline for the new equipment and piping to be installed. Then, a building information model was created to coordinate between the existing geometry of the building structure, piping and equipment, and the new construction to be installed. This coordinated model provided for a surgically precise installation with no physical conflicts between the new and existing conditions. The model was further enhanced through the use of Microsoft's Hollow Lens system, providing augmented reality technology to assist the team with placement of valves in locations that worked for the long-term operation and maintenance of the building. Robert Ratliff, chief engineer at CU Anschutz, summarized this scope: "We basically built a mini utility plant inside an operating central utility plant."

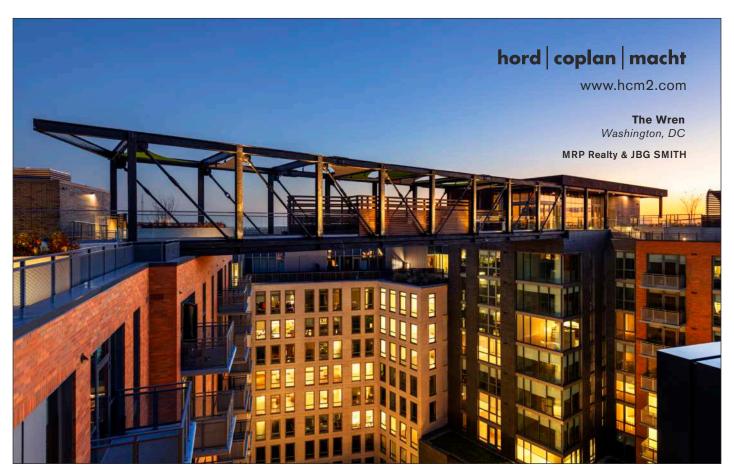
With preplanning complete, construction began in October 2019 and the base scope of work was finished earlier this year, in March. Beginning with demolition of an existing boiler, the sequence of new construction followed with new structural steel support systems, new boiler auxiliary equipment on a mechanical mezzanine (economizer, flue stack and combustion air intake), a new 120,000-PPH boiler, 2,200-ton chiller and three new cooling towers. Concurrent with the mechanical portion of the work, electrical upgrades were installed to include a new emergency generator as well as switchgear and transformers, increasing the electrical ca-

pacity of the building to support the new equipment. A complex network of control systems had to be coordinated for proper sequence of operation and coordination. Group 14/AEI required two months to commission the new boiler after start-up.

Flawless execution of this high-risk project was required to prevent unplanned utility outages to the two operating hospitals and multiple research buildings on campus, where human lives were at stake, and costly long-term research projects relied on the steady flow of steam and chilled water. To accomplish this, the team orchestrated 147 methods of procedure (MOPs: coordinated, planned utility cut-ins) and eight hot taps (installation of valves on pressurized pipes up to 30 inches in diameter) while working through COVID-induced protocols for most of the duration of the project.

This project was largely invisible to the public, and necessarily so. Other than a small laydown area outside the CUP, all work was done inside and on the roof of the existing building. Unlike the visibility associated with a road construction project on a busy highway, thousands of patients and staff across the AMC had no idea a construction project took place, or that they could have been impacted by it. That was the project goal.\\

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Better Buildings: The Impacts on Climate & Carbon Footprint



Jeff Hall Architect and Sustainability Director, Gensler Denyer

ustainable design and carbon neutrality have broad meanings, and everyone has their own definitions. Though as architects, designers and building owners, we need to collectively reprioritize and focus on carbon. Why? Carbon is leading to a changing climate, which will affect our well-being, ecology and our communities overall. One of the largest contributors of carbon emissions is the built environment and this can be broken down into two types: emissions related to using buildings (operational carbon) and that related to the design and construction of buildings (embodied carbon). At Gensler, we're taking steps toward reducing carbon and exploring numerous ways developers and building owners can integrate sustainable design strategies into their projects and spaces.

• Moving toward a net-zero future: The Gensler Research Institute recently
published the "Climate
Action Through Design," a
comprehensive report on
the steps the firm is taking
to reimagine cities for a resilient future. To date, Gens-

ler's portfolio already is designed to save over 17 million metric tons of CO2 from being emitted on a yearly basis, which includes local projects like The HUB RiNo Station, which is certified LEED Gold Core and Shell Under V4 for Building Design and Construction. The report champions the Gensler Cities Climate Challenge to have our projects be net-zero by 2030. Achieving net-zero means completely negating the amount of greenhouse gases produced by human activity by reducing emissions and implementing methods of absorbing carbon dioxide from the atmosphere. The report also





Gensler/Ryan Gobuty The HUB RiNo Station is LEED Gold certified for its core and shell.

discusses the impact of the built environment on climate change, which is a change in global or regional climate patterns attributed largely to the increased levels of atmospheric CO2 produced by fossil fuels.

• Key drivers of design resilience: Tackling climate action in the building industry starts with making conscious decisions about how the materials with which we build are manufactured and sourced. Today, the harvesting, manufacturing and transportation of the raw materials used in building construc-

Investors are looking to put money where it has the most impact - and that definition of impact is expanding.

tion are responsible for 14% of U.S. emissions. Architects, designers and developers have an opportunity to decrease embodied carbon levels throughout the built environment by the materials they choose to work with. Operating buildings today account for 35% of carbon emissions nationally but 64% at the local level, according to Denver's Net Zero Energy New Buildings & Homes Implementation Plan. We're also seeing our metro area going through exceptional growth: Dodge Data & Analytics predicts that the Denver metropolitan area will see 53.6 million square feet added in the next five years. This means conservation is no longer enough. Designers, developers and building operators have an obligation to design and retrofit to achieve low-energy

buildings capable of using renewable energy and avoiding fossil fuel sources.

• What's next for sustainable design: The market is demanding change in how we build. We are seeing more investors, tenants and clients adopt environmental, social and governance principles that are informing a more holistic approach to decision making. Investors are looking to put money where it has the most impact - and that definition of impact is expanding. We will see buildings taking steps to move toward net-zero as well as building systems move toward all electric. The regulatory front will be changing as well as communities focus on local climate change goals. Denver's Net Zero Energy New Buildings & Homes Implementation Plan addresses how the city will meet its carbon emission goals through implementing code changes spread out over the next 10 years.





The HUB is a Gensler project; the firm is aiming for its projects to be net-zero by 2030.

Today, building owners, developers and investors are recognizing the potential consequences and risks from climate change because of the rising costs associated with the destructive impact of hotter temperatures, rising seas and increasingly severe weather. Yet these risks can also present an economic opportunity as the marketplace begins to seek out investment in long-term climate action strategies. Expectations for how buildings perform are shifting fast - we as an industry need to mobilize to address the negative impacts of the built environment on climate change.\\

Jeffrey Hall@gensler.com











Our New Promise

TRIO builds better communities through concentrated efforts with builders, developers, architects, and manufacturers to intentionally bring to market innovative, healthier, and approachable design.

For over 20 years TRIO has been your partner in delivering award-winning, innovative, market-driven design.

Our world has changed, and we have too. TRIO has reinvented its mission to reflect a new ethos that

benefits and supports our partners for the next 20 years, and beyond.

This new promise includes bringing you elevated, wellness-oriented, approachable design. We want to leave this world better than we found it by designing homes, commercial projects, communities, and products that create a better quality of life and a better world. We never follow trends, we evolve them.



Single-family Living is Emerging in a Multifamily World



Steve James
Founding
Principal,
DTI

he "American Dream" of home ownership has long been associated with a single-family detached house, accommodating family functions, private gatherings and neighborhood connection. In current times, this dream is evolving into new housing forms, project types and densities. However, the cherished single-family attributes of identity, privacy and variety still endure as "timeless preferences." Builders who provide these lifestyle qualities of single-family living, in an emerging multifamily world, will have broader success in this competitive marketplace.

Identity is associated with a single-family address, individual style and colors, a private entry, natural light on all sides and defined interior rooms.

Privacy includes a private garage, private yard (patio, barbecue, garden, children's play area, dog area) and private interior spaces for work and retreat.

Variety incorporates a mix of floor plan options, varied character styles, roof lines and color, and multiple outdoor rooms.

As our industry responds to current price points, opportunities abound by filling the missing middle. A variety of compact housing types have gone "tall, thin and tiny." They achieve mid-densities up to 20 dwelling units per acre, with homes that have their "feet on the ground," with grade-level entries, attached garages, abundant storage and private outdoor living (beyond the front porch).

These timely opportunities include narrow-lot detached, vertical three- to four-story townhomes, attached active adult and stacked-flat condominiums. Our research and development team is innovating new solutions for each of these housing types, plus desired options for accessory dwelling units and multigenerational housing.

Featured here are four progressive projects (under construction), achieving the missing middle vision of



Narrow-lot detached homes provide natural light on four sides with private alcoves and generous deck options. Crescendo in Highlands Ranch Town Center by Shea Homes: 22-by-25-foot-wide, rear-load single-family, 2,000-2,400 sf

compact single-family living, developed on multifamily parcels.

• Narrow-lot detached homes. "Tall homes" with a "tiny footprint" are successful in providing a detached single-family offering at Crescendo in Highlands Ranch Town Center. Recently completed, Crescendo is successful and appreciating in value. The three-story homes are plotted 6 feet apart, and they are designed with passive and active sides, providing privacy on all levels. They achieve the desired natural light on all four sides.

The ground-level plan accommodates a three-car garage, with a "flex room" option for the third car, or guest room and bath, workshop or storage. The second-level plan dedicates a generous main living area that's flooded with light on all sides. Stretching the narrow 22-foot footprint to 25 feet wide allows "shoulder room" for pocket offices, main-floor laundry, or hobby, space. Nu-



Attached active adult designs offer main floor living and bedroom with reduced corner massing and integrated market segments. Arras Park in Thornton by McStain Neighborhoods: 22-foot-wide; AA rear-load townhomes, 1,500-1,600 sf



Stacked-flat condominiums provide single-level living with cottage-width elevation elements (with porches and balconies) for compatible streetscene. They offer integrated single-family and condos within same enclave with ground-level entries and direct garage access. Kalaeloa in Honolulu by Gentry Homes: wide-shallow, rear-load stacked flats, 1,800-1,400 sf

merous deck options provide private outdoor living choices, in addition to the ground-level patio. In the right location, a generous fourth-floor roof deck is worth the upcharge.

• Vertical townhomes (three to four stories). The surge of tall townhomes is successfully providing a compact single-family lifestyle, offering identity, privacy and variety on fee-simple lots (compared with the stacked, multilevel options). Recent innovations in skylights provided Wonderland Homes the confidence to incorporate a generous natural light shaft, minimizing the confinement of the interior units at Superior Town Center.

Tall townhome footprints have similar dimensions to the narrow-lot detached, previously described. Similarly, the wide-open, loft-style floor plans are reimagined to include more defined spaces within. The desired elbow room of single-family living is achieved by including 4-foot wider units within the building composite. Today's discretionary buyer will pay a premium for the added private alcoves, which option as home offices, retreat nooks, hobby spaces and extra storage. At higher densities, the outdoor privacy is achieved above grade, through generous deck options, on multiple levels.

• Attached active adult (main-floor bedroom): Segments of the active adult market are choosing denser, integrated neighborhoods in closer proximity to family and urban amenities. Yet, there's an enduring preference for single-level living. The



Single-family qualities: identity, privacy, variety
May Avenue in Atlanta by Epic Development: 20-foot-wide, rearload row homes, 2,200-2,800 sf.





Vertical townhomes (three to four stories) provide a vertical light shaft, divided flex-alcoves and private open space decks. Superior Town Center by Wonderland Homes: 20- to 25-foot-wide rear-load townhomes, 1,800-2,200 sf

lifelong desire for identity, privacy and variety brings new opportunities to attach active adult floor plans in the town-home product mix. For McStain Neighborhoods at Arras Park in Thornton, the result will be physically, socially and economically beneficial: creating a varied streetscene (soft building forms) integrating market segments (social appeal) for faster absorption (economic success).

• Stacked-flat condominiums. A progressive new land plan strategy integrates narrow-lot detached cottages with stacked-flat condominiums in the same enclave. This compatible condominium product (Gentry Homes in Honolulu) incorporates ground-level entries, direct-access garages, single-level floor plans and single-cottage form elements comprising the street elevation. The result will be an appealing "missing middle" neighborhood, gracefully incorporating multifamily condos with a single-family ambiance.

As the American dream evolves, we will continue to innovate new expressions of single-family living in our multifamily world. $\$

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McKenzie Feterl Interior Designer, Acquilano

Acquilano's Fresh Finds: COVID-19 & Beyond

Design is ever adapting to the needs of society, especially after a year of massive change. At Acquilano, a local interior design firm celebrating 35 years of design, we are excited to share some

of our new favorites. These products are specified in response to the transitional needs spurred by COVID-19, modern workplace models, and innovative design trends.

1. Halcon HALO Hand Sanitizer Station

Hand sanitizing just got stylish thanks to the HALO. Halcon's HALO combines a touchless hand sanitizer, waste receptacle and dispenser for hand wipes or disposable gloves into a single freestanding unit. Available in multiple finishes, the HALO perfectly complements any environment. We love how this product combines thoughtful design for today's COVID environments into a stunning statement piece!

www.halconfurniture.com/products/halo-sanitation-station



2. Kettal Pavilion 0

The shift to a hybrid work business model is pushing workplaces to become collaboration hubs hosting innovative differentiation of spaces. The ability to redefine workspaces without messy construction is why we are so excited about Kettal's Pavilion O. This modular structural system allows numerous configurations that can easily add enclosed or open gathering spaces to any existing workplace without compromising design.

https://kettal.com/workplace/en/collection/Pavilion+O



3. Dyson Airblade Wash + Dry

Design meets function with the Dyson Airblade Wash + Dry. The ability to wash and dry hands at the sink with a fixture that automatically switches between water and air is the best solution to maximize restroom real estate. We appreciate how this two-in-one fixture is a solution to cleaner restrooms, creating less waste and caters to the touch-free world in which we live.

https://www.dyson.com/commercial/hand-dryers/airblade-washdrv-short



4. Muraflex EXPO Wall System

Who doesn't love flexibility? Imagine with the click of a button you can transform open space into individual meeting rooms. The Muraflex EXPO wall system allows any office space to become more adaptable and dynamic. The ability to easily modify the space to fit the needs of the workplace coupled with the variety of frame finishes, and glass or wooden panes make this product a design win.

https://muraflex.com/en/expo



5. Mosa Core Collection

Say goodbye to your standard tile sizes. This new and innovative porcelain tile collection by Mosa introduces unique shapes that can add interest to any space by drawing the eye to specific areas. As designers we are always on the lookout for

functional products that create a powerful punch. The Mosa Core Collection includes seven different shapes and 22 colors to create and combine an impressive, sleek look for many creative applications.

https://www.mosa.com/en-us/products/collection/core-collection/shapes







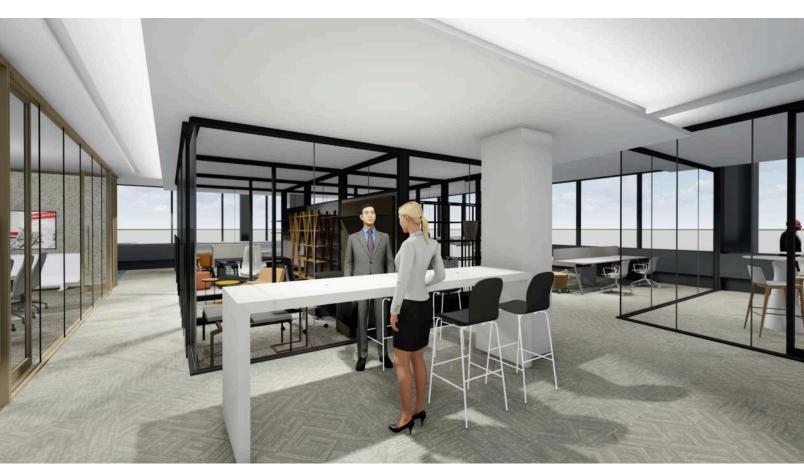




ROCKY MOUNTAIN

PHOTOGRAPHY.com







Be Our Guest: Infusing Hospitality into the New Workplace

ow that vaccines are widely available and in-person activities largely have resumed, companies of all sizes and across all geographies right now are facing a new challenge: drawing people back to the office.

It's pretty clear from survey after survey that employees prefer at least some of their workweek spent at home. In fact, many would be willing to look elsewhere for employment if compelled to come back to the office full-time.

At the same time, there are clear benefits to in-person collaboration that are impossible in an all-remote model. Everything from innovation to mentoring to culture are negatively impacted when we can't all be in the same room.

Taking that into consideration, how do we draw people back in a way that feels supportive and viable long-term for both the employee and company? What was missing from their office before and what is currently missing from their home office experience that a revamped work environment could provide?

Well look no further than Pear Workplace Solutions, which is utilizing Haworth's "Office As A Hub" return to work strategy, is unveiling its new downtown Denver showroom this month.

Pear's new showroom is informed by global research and inspired by the need for hospitality-infused work environments. As the dust settles from the COVID pandemic, the inevitable evolution of the office will speed up by about 10 years.

• Our hybrid future. According to Haworth, one of the largest office furniture manufacturers in the world, hybrid work is inevitable and business leaders are on the brink of major changes to accommodate what employees want: the best of both worlds.

As they've proven over the last year, executives and employees essentially can work from anywhere. What a good hybrid office provides is the best possible environment in which to work. And that's not always at a dedicated desk.

The advantage of this model from a cost perspective is

a potentially smaller footprint. But this comes with a caveat: maximizing the experience and usability within that smaller footprint. The first place to start is by looking beyond the workstations.

• Crafting your hub - thinking like a host. In the new hybrid model, the most important thing to consider is what the office can provide that home can't. Connection to people, an environment attuned specifically to their work needs, a place that feels inspiring ... and maybe better coffee.



Don Fitzmartin President & CEO, Fitzmartin Consulting Co.

Just like in hospitality design, we have to think about what the office experience can provide beyond the basics. After all, a hotel would be deeply boring if it was just a room with a bed. Yes, that's an essential element of the experience, but it's not a compelling reason to choose a hotel.

In the same way, we have to recognize that people don't always want to sit at their desk all day every day, with the same view, the same sounds, the same coworker next to them. They want options. They've gotten used to having options at home. The flexibility and the autonomy to choose their work environment going forward will be a major factor in the reimagined office.

Pear is all-in on this approach. The company has reduced its own space by 40%, doing away with dedicated desks. But the new space actually has more places for employees to work when they come in. Pear is leveraging the new collaborative, conference, outdoor patio and café amenity spaces that its building just installed at 1515 Arapahoe.

So, while the office is smaller, space typology and options have increased. Haworth refers to these space typology options as the "third place." Where we used to have to go to Starbucks or outside of our offices for good third-place options, now we have those contained in their own floor plans. Tired of working at your desk? Go sit in the lounge. Need to meet with a colleague? Grab coffee in the café. Even in a small footprint, you can create spaces



RENDERINGS: McPherson Architecture

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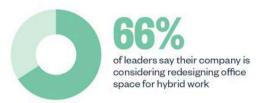
Pear Workplace Solutions is utilizing Haworth's "Office As A Hub" return to work strategy, which it is featuring in its new downtown Denver showroom.

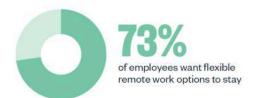
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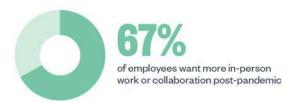
Pear's new showroom is informed by global research and inspired by the need for hospitality-infused work environments.

ABOVE:

Pear is leveraging the new collaborative, conference, outdoor patio and café amenity spaces that its building just installed at 1515 Arapahoe.







Surveys indicate that employees would like to retain flexibility to work from home at least some of the time.

that allow for that all-important flexibility. Pear's new micro demountable offices are at the heart of its new space, allowing options and access well beyond conventional offices.

• Designing for seamless connection. The great enabler that allows us to evolve into a more long-term hybrid model is technology integration. A successful hybrid model will be enabled by intuitive reservation, occupancy and way-finding software systems. A seamless mobile experience enables their teams to collaborate, book and navigate their facility literally in the palm of their hands!

A dynamic desk booking and tracking system also needs to connect to actual usage through occupancy sensors that let us know real-time data on the actual usage of space. The reservation system used allows its team access, and its occupancy sensors provides actual usage data that enables facilitation of more of what these teams are actually using. Utilizing this data, we can reassure staff, reimagine the portfolio and rejuvenate the workplace.

Undoubtedly we are in for more changes as the hybrid model evolves and new technologies enable us to interact in different and better ways. Business will always make room for a more efficient well-designed space that makes users feel welcome and engaged. We can now achieve a more efficient, effective and sustainable future with increased productivity thanks to this hospitality-driven hybrid approach.\\



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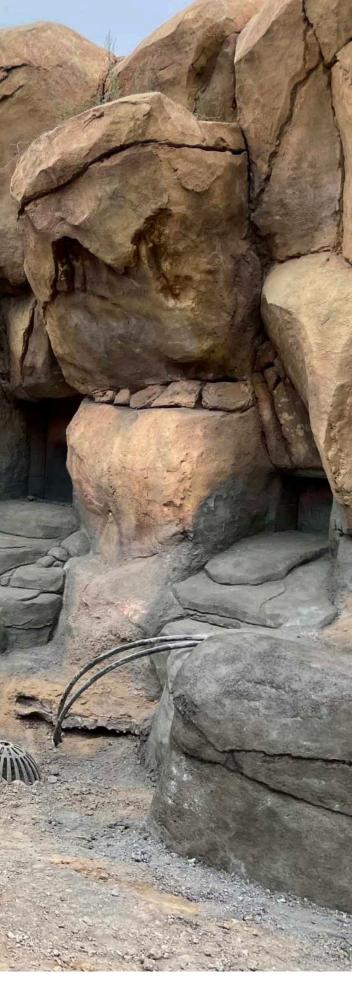
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Building a Home. For Penguins!

s shared by the Denver Zoo, of the 18 penguin species on Earth, the African penguin is the only one found in southern or southwestern Africa. And considering the charismatic, curious personality of these penguins, there's no better place to have zoo visitors interact and learn more about the species than at the main entrance of the zoo.



DBIA. LEED AP.

Vice President,

A new 2,700-square-foot home, which opens this month, has been built for the zoo's own proud and Vertix Builders playful colony of up to 25 penguins at the Denver Zoo's award-winning African-themed Benson Predator Ridge ex-

hibit. It is three times the size of the penguin's previous home at the zoo and now makes the friendly birds neighbors to other African species including African lions, African wild dogs and spotted hyenas.

Of utmost importance to the zoo's leadership as well as the design and construction team, was community outreach. Finding ways to make sure the new exhibit connected the penguins with the community, and the community with the penguins was key. With that goal in mind, the team worked diligently - and very creatively - on ways to make the penguin exhibit something very special and quite memorable.

"African penguins are among the most popular species for our guests, and we recognize the importance of giving them a new home here at the zoo, both for the experience and the continued care of the animals," said Bert Vescolani, president and CEO of Denver Zoo. "This is just one of the opportunities that opened up for us with the closure of Bird World that will benefit our guests, staff and animals, and we're excited to build a new and improved home for our penguins."

The team included zoo leadership, as well as its animal care staff, the landscape design architects of Perry Becker, Vertix Builders and many others. Working with a set budget, the group provided ways to come up with the best exhibit experience for visitors and best environment for the birds. Unlike building a traditional home or commercial building, the exhibit didn't have set plans in place that could easily be referenced. The "drawing board" truly was a blank canvas.

Much had to be considered, including viewing areas and platforms - the size, shape and color of the faux rocks that would be created by exhibit specialists (Colorado Hardscapes); the amount of water and sand; the footprint and undulation of the terrain; water and air temperature throughout the exhibit - essentially providing shy penguins with a place they could happi-



The exhibit didn't have set plans in place so the team had a blank canyas



Considering the nature of these friendly and fun birds, it's an exhibit from which people may not ever want to walk away.



A 2,700-square-foot home has been built for the Denver Zoo's award-winning African-themed Benson Predator Ridge exhibit.

ly return to if they didn't want to be viewed. We also had to learn how to create waves to enhance the lives of penguins in their pool as well as provide interest to the public. The list was long and the budget was tight, but not only were all of the considerations and challenges addressed, they were achieved through adding those extra bits of creativity to bring it all together.

Some of the more inventive additions to the penguins' new home (all completed with the sharp eye and approval of the zoo's team of animal care experts) include:

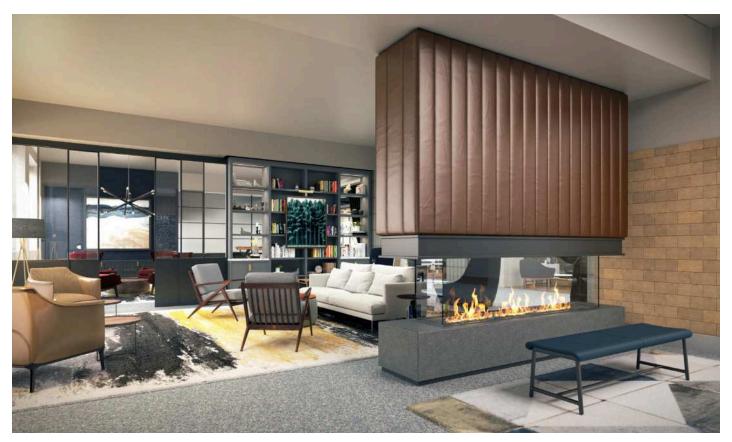
- Installing extra-large viewing and split-view viewing areas to observe the penguins above and below water, one on the ground level and another below the water's surface. (Did you know a group of penguins on land is referred to as a "waddle" and a group of penguins in water is referred to as a "raft"?)
- Creating multiple spaces to take in daily keeper talks and feedings.
- Installing a rope-and-pulley system that zoo guests can use to create playful waves of their own for the penguins to splash in.
- Building a shaded, sandy beach fronting a spillway and tidal pool where the penguins can go to "chill" on a sunny day.
- Building a 10,000-gallon pool, which is kept on life support systems to cycle water every 15 minutes so it is ultimately clean and comfortable for the birds.
- And building multiple burrows and nest boxes, as well as a variety of hardscape and natural substrates that mimic their native habitat.

The Denver Zoo's new penguin "home" is something the entire community can be proud of and personally engage with. Considering the nature of these friendly and fun birds, it's an exhibit from which people may not ever want to walk away.\\



Photography Credit: Stephen Podrasky





The lobby is meant to have an inviting feel, allowing guests to stay warm by the fireplace.

The Slate Hotel: For Those Who Look Beyond Convention

hen history and innovation meet, the marriage between the two is set for success. The Slate Hotel is Stonebridge Cos.' latest passion project, developed in partnership with the Tapestry Collection by Hilton, filled with allure, opportunity and a renewed perspective on the hotel experience.

Intentionally located at the site of the historic original Emily Griffith Opportunity School, the landmark institution was initially created to improve the lives of Denver's underserved and underprivileged communities, while fostering students' need for betterment, education and development.

To pay homage to the beloved community leader, Emily Griffith, and the rich history behind this legendary establishment, The Slate Hotel proudly preserves the site's historic buildings while writing a new chapter in its decades-long book.

Planned to open this fall, the revitalization of the

property intends to have a generational impact for Denver's current and future residents, offering guests an immersive experience while authentically celebrating the historical institution's story, identity and legacy.

By optimizing the existing and previously vacant buildings, The Slate Hotel Dimond promotes the effective use of underdeveloped land within the downtown core to Stonebridge foster economic development and vitality in one of Denver's most loved and frequented areas, creating hundreds of jobs for retail, construction and hospitality employees while allowing travelers to absorb its vibrant story.

Immediately adjacent to Denver attractions such as the Colorado Convention Center, The Slate Hotel is well positioned to become a premier fixture on the Denver scene, reaching beyond conventional hotel space. With









Cool and contemporary, the bar serves as a casual spot for guests to have a drink, unwind and watch the game.

Providing a mix of a contemporary design and natural lighting, the King bedroom is the perfect blend of workspace and relaxation.

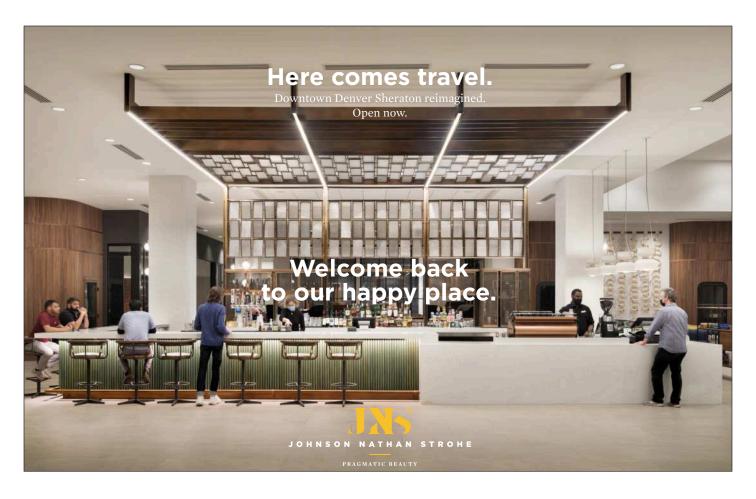
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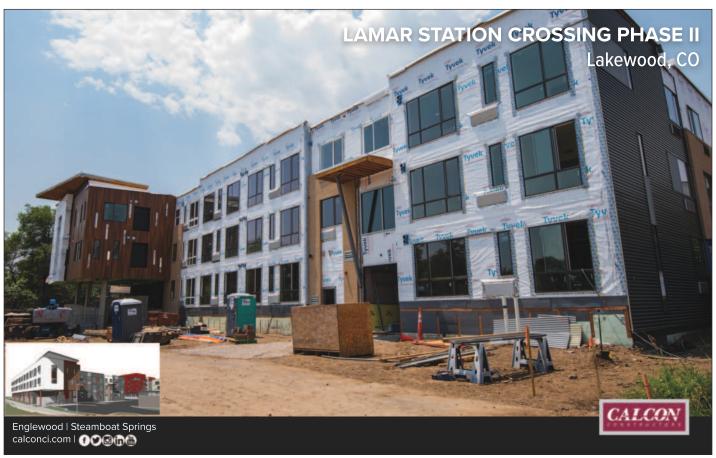
Comfort meets design in this upscale restaurant, allowing guests to enjoy and relish a nice meal.

four stories, 135,000 square feet of space and 251 guest rooms right in the heart of downtown Denver, the hotel supports the area's strong demand for hospitality offerings, providing guests with a taste of local restaurants, nightlife and culture.

Multifaceted at its core, the hotel offers a space for work and play with 4,500 sf of meeting and event space, a signature restaurant/lounge with an outdoor patio and a state-of-the-art audiovisual system to accommodate both in-person and hybrid meeting capabilities. Additional features include the use of digital keys, allowing guests to access their rooms via smartphone, complimentary Wi-Fi and a fitness center.

As we enter a new era of hospitality with innovative technology and sleek, modern and smart features, Stonebridge's mission remains the same with The Slate Hotel - to preserve its historic identity while making a mark in its future.\\





Spring 2022

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Transforming How Downtown Denver's Public Rights of Way are Used

enver needs more trees. As identified in the Outdoor Downtown Plan, downtown only has 4% canopy coverage. While some areas of the city have beautiful trees, the percentage downtown was the lowest of 20 major U.S. cities surveyed by the U.S. Forest Service in 2012.

But it's changing. In a big way.

Some of our most popular public spaces - and future public spaces - are getting a face-lift and a huge boost from huge trees. Well, "huge" might be too boastful, but they are big trees.

As part of Denver's celebration of the MLB All-Star Game in July, our Urban Places team at Stantec helped



These are mature trees growing at a contract-growing facility near Denver that eventually will be planted along Denver's 16th Street Mall. The Stantec-led team scouted more than 5,000 trees at 10 nurseries in four states to find the best options for the 16th Street Mall that address historic character, transportation specifications and canopy-resilience goals.

place 33 mature trees along 21st Street between Market and Lawrence streets. The trees were there to provide shade during the 12-day Stars and Stripes Streetfest event, organized by the Ballpark Collective.

Those large, leafy trees also offer a glimpse into Denver's future. The Downtown Denver Partnership, with support from the city and county of Denver, is leading efforts to create the 5280 Trail, a major undertaking that will transform



Griffith Landscape Architect and Urban Designer, Stantec

how the public right of way is used in downtown Denver. When complete, the 5.280-mile-long trail will link neighborhoods and connect people by reimagining underutilized streets into the essential downtown experience and uniting urban life with Colorado's outdoor culture.

As part of the 5280 Trail, the entire length of 21st Street (three-quarter mile) in the heart of downtown Denver aims to prioritize people, promote healthy lifestyles and create an outdoor culture with tree-lined places for people of all ages and abilities to walk, roll or bike. Our integrated design team is leading preliminary design on this project, and we just completed 20% design - a significant milestone in the process. While the All-Star event is over, the 33 trees remain along the 21st Street corridor today, enhancing the downtown canopy, until they are permanently installed in their intended locations on 21st Street.

We're also working on the city's redevelopment of Denver's iconic 16th Street Mall. The project will bring 244, 7- to 10-inch-caliper trees to one of Denver's bestknown pedestrian and transit thoroughfares.

Our team scouted more than 5,000 trees at 10 nurser-



Some of the large trees brought into downtown Denver's 21st Street for the Stars and Stripes Streetfest in connection with the MLB All-Star Game.



One of the container trees used to highlight changes coming from the 5280 Trail

ies in four states to find the best options for the 16th Street Mall that address historic character, transportation specifications and canopy-resilience goals. In all, 300 trees were selected and relocated to a dedicated contract-growing facility just north of Denver in 2020. Our team will oversee the contract-growing facility through the completion of the project.

• Big trees equal big benefits – for health and finances. Strategic tree placement has tremendous benefits. Trees can help cool the air between 5 and 14 degrees Fahrenheit, mitigating urban heat island effect. They also absorb pollutant gases (such as carbon monoxide and nitrogen oxides), filter particulates (dust, dirt, smoke), increase biodi-

versity, support pollinators, regulate and filter stormwater flow, reduce erosion caused by falling rain, create soil conditions that promote infiltration, reduce energy needs, and improve mental and physical health.

In the fight against climate change, the importance of a mature tree canopy is even more stark. In addition to the other essential benefits, studies show that each mature tree can offset up to 48 pounds of carbon per year and even improve adjacent indoor air quality. A robust canopy can lower the need for air conditioning by 30% and decrease winter heating bills by 20% to 50%. A single mature tree can absorb 20 gallons of water per day, significantly mitigating stormwater runoff. The smaller, standard sized trees, which are often preferred by developers for various reasons, accomplish a fraction of that.

Communities have long underestimated and undervalued the impacts of a mature tree canopy in a neighborhood. Overall, trees can bring as much as five times their cost in return on investment, according to the Arbor Day Foundation. Mature trees add about \$10,000 in value for residential development and \$15,000 for commercial development, and retail located near mature tree canopies brings in about 12% higher tax revenue, according to a study from Washington State University. Mature trees increase consumerism and help lower crime rates.

• Getting big trees ... today. Mature urban canopies provide a sense of place and establishment in the public realm that is often lost and often become an afterthought in the redevelopment process. Generally, the public places a much higher value on tree canopy than other project elements that are often more expensive. When we go into the public-input phase of a project, trees are almost always the single most requested item. That's what makes the projects on the 16th Street Mall and the 5280 Trail so exciting.

Tree Growth Strategy





An aerial view shows mature trees growing at a contract-growing facility near Denver. When mature trees are selected for a development, they provide an instant landscape, real shade, and meaningful environmental and social benefits.

People are drawn to places with great trees. While the addition of any sized tree is better than no tree, no one wants to picnic under a 2-inch caliper tree on a hot day. From a placemaking perspective, large urban trees create immeasurable value. Trees are critical for building vibrant communities and are often cited by the public as the most important community improvement and were the No. 1 most requested amenity in the development of the Outdoor Downtown master plan. They go a long way toward creating equitable urban spaces and giving new projects a sense of establishment and place.

And Denver is getting more of them. Come down to 21st Street now and welcome the latest additions to Denver's growing urban canopy!

For more information on the 5280 Trail on 21st Street, visit 5280 Trail on 21st Street Design - City and County of Denver (denvergov.org) and for more information on the 16th Street Mall, visit: www.denvergov.org/16thstreetmall \\









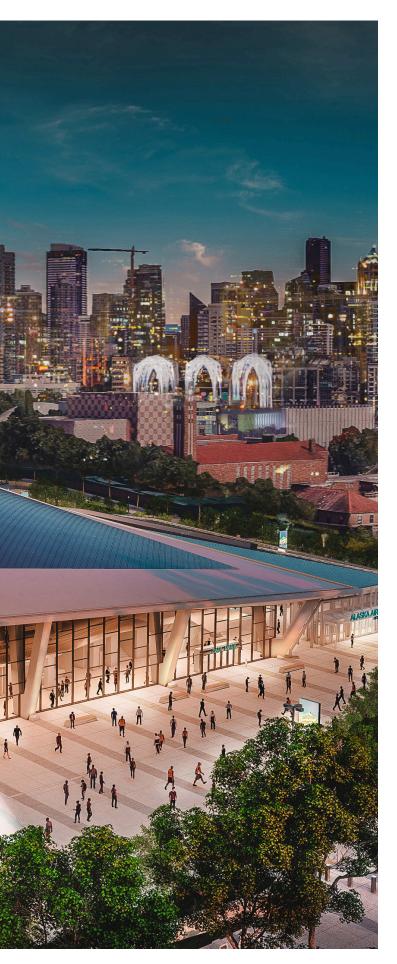




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"The best marketing you ever did was having me work with your competition." - ME Engineers client

WORDS: Kevin Criss

'm talking with Mike Hart, the infinitely likeable CEO of ME Engineers, in the conference room of its sports-themed Denver West headquarters. Reflecting on ME's impressive 40-year run, he chuckles recalling his early days with the firm.

"I remember us talking at lunch and it would be like, 'Well, we can ride this trend for four or five years, but sports work isn't going to last forever,'" says Hart. "Here we are decades later still going strong."

What began as a tiny engineering office in Denver has evolved into a global company with offices in Los Angeles; London; Kansas City, Missouri; Dallas; Tucson, Arizona; Houston; San Francisco; Colorado Springs; Chicago; Doha, Qatar; and Chennai, India. And a partial list of ME's high-profile stadium work includes our very own Coors Field, Dallas' AT&T stadium, the renovation of New York City's Madison Square Garden, London's Wembley Stadium and Wimbledon's Centre Court Stadium, Yankee Stadium in the Bronx, and Aviva Stadium in Dublin.

It's been a remarkable run for ME and every step in its evolution has been fueled by a potent mix of innovative thinking, flawless execution and a keen focus on hiring just the right team players.

'In our hiring process, we look for people who have as much personality as anything," says Hart. "You can teach the engineering, but to bring someone in with good communication skills, with a positive attitude that people are going to want to work with and be around – that's what we look for when we're interviewing people."

Early Days

In 1981, Charlie Kurtz started ME Engineers in a small office near Union Boulevard and Alameda Avenue in Lakewood. Six months later he was joined by Ed Ragain, and Allen Tochihara joined the firm in 1984.

In those early days, ME took whatever projects it could get its hands on. But the dynamic dualism of Ragain's lively, gregarious personality and Tochihara's calm, steady demeanor worked wonders. While both were engineering experts, the personality mix seemed to be a real key for landing, as well as keeping, clients and key employees.

Climate Pledge Arena, future home to the Seattle Kracken, the NHL's newest expansion team, will be the most sustainable arena ever built.





Coors Field 1992, rendering courtesy HOK, and Coors Field today.



Jeff Sawarynski and Mike Hart.

Unfound Door

In September 1990, Kurtz sold to Ragain and Tochihara. At the time there were only 13 employees, but the two leaders were charting a path that would take them global.

Coors Field Launches Stadium Work

In the late 1980s, ME had secured a contract with H+L Architects to work on Denver's Presbyterian/St. Luke's Medical Center Tower. Based on the quality of its work on that project, along with rave reviews for its work on other projects, in 1992 ME secured the full MEP design of Coors Field, Denver's new MLB stadium.

The impact of the Coors Field job on ME cannot be overstated. While the firm had dabbled somewhat in the sports venue world before, this was ME's first major sports project. Any failure here and the firm could be finished, so to accommodate the many needs of the job, ME added specialty practices to the firm such as lighting design, sports lighting design and technology design.

In 1994, Hart was working at Denver's Abeyta Engineering when he was approached by Tochihara to be ME's on-site person for the Coors Field job. He jumped at the chance.

"They had started design a couple of years prior and construction had been going on for eight months or so," says Hart. "(The project) was all the things I was very familiar with and comfortable with. It was a great opportunity for me and a big deal for the company itself."

According to Jeff Sawarynski, ME's senior principal and managing director, the Coors Field project changed everything for the firm.

"When we delivered Coors Field, that became the catalyst for growth. One (stadium project) led to the next and suddenly we had the expertise and were the go-to firm."

Hart adds, "And once we became the go-to firm, every stadium that came up we were usually the frontrunner in pursuit of it, especially if HOK Sport was doing it."

Over the next few years, aging stadiums in the United States were replaced and ME rode the wave. A new stadium for the NFL's Jacksonville Jaguars came next. Then came Bank One Ballpark in Phoenix, which needed not only a retractable roof but air conditioning as well.

"Nobody had built anything like (Bank One Ballpark) in North America," says Hart. "What we were trying to do wasn't just air conditioning but air conditioning in Arizona with a retractable roof. It was a huge deal."

Sawarynski, who has been at ME since 1996, and Hart both reveal that the firm utilized the projects in different cities to fuel its growth.

"We used these large-scale projects to help fund legacy offices in those locations," says Sawarynski. "One thing that makes ME different from most engineering firms is our growth mentality. We've opened offices that didn't work out. We've bought offices that didn't work out. We're not afraid to keep trying. We're always looking for opportunities to grow."

While ME has been focused on growth for decades. the leaders bristle when it comes to the demands of corporate culture.

Sawarynski explains, "ME is still like a mom-andpop culture ... the way we run each office. You know, everyone's got a little bit of a twist on the way they do things and that has kept it very friendly, kept a very small-town feel to it.

"We're a little fish in a big pond we have no business being in. We just have these relationships and these unique skillsets that we get to be a firm with that sort of internal culture, a fun place to work and a place where if you're good at what you do, there's nothing in your way. That keeps people here and allows us to grow in unique ways."

Sustainability and Looking Ahead

Other aspects of ME's business focus have been trend recognition, staying ahead of the technology curve and finding value for clients. Which is why in 2010, ME's keen eye for talent found sustainability evangelist Mohit Mehta, principal/building performance director, and unleashed him to grow its sustainability team.

"We have folks on our (sustainability) team from London, all the way to Canada to Los Angeles and of course we have a lot of folks in our Denver office," says Mehta. "So, the support within the company is huge."

According to Mehta, ME gave him the opportunity



Unfound Door

Minnesota United FC



Dallas AT&T Stadium, home of the NFL's Dallas Cowboys



Target Center in Minneapolis, home to the NBA's Minnesota Timberwolves



Allianz Field in St. Paul, Minnesota, home to Major League Soccer's



Michael Robinson Photography LLC Rogers Place in Edmonton, Alberta, home of the NHL's Edmonton Oilers



T-Mobile Arena in Las Vegas, Home of the NHL's Vegas Golden Knights



Populous

UBS Arena in Elmont, New York, home of the NHL's New York Islanders



Madison Square Garden, home of the NHL's New York Rangers

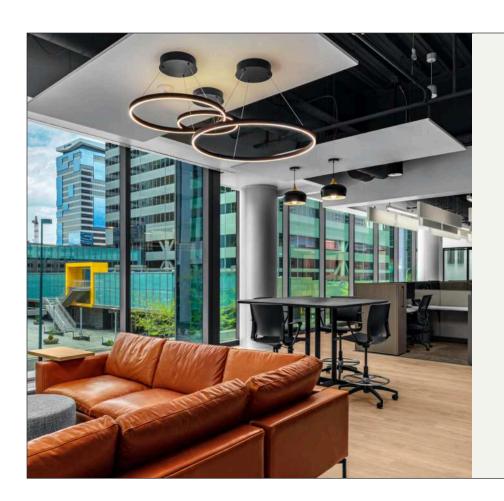
to have a greater impact on decreasing operational and embodied carbon by working on massive projects.

"On a small project I might save 50% energy and operational carbon, right? And say the magnitude of that is we save 1,000 tons of carbon. But on a large sports stadium, if we can save maybe 10% energy, that 10% could amount to about 1,000 tons of carbon. So, saving even a little on these large, complex, energy hog projects in terms of quantity would have a much greater global impact."

For any business to grow and thrive for 40 years is admirable. But, ME Engineers has grown into a global player based on the simple formula of good people doing exceptional work. It might be working on the next state-of-the art stadium, but the team is just as happy to have a beer with you after a sweaty mountain bike ride in the foothills.

And the momentum that has carried them this far looks to continue.

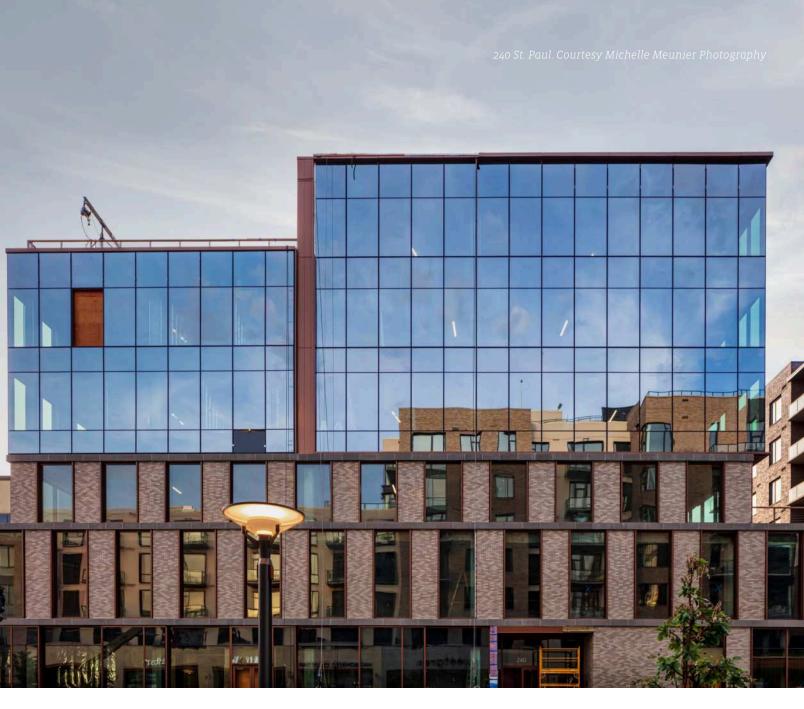
"I'm very proud of what this company has become," says Sawarynski. "Sure, all of the projects that we've done are impressive, but I feel like we've taken this thing to another level and I'm really proud of that. And we've set it up to keep going ... I think we have a tremendous future ahead of us." \\





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Complex Construction on Tight Sites is Half the Fun

Building edge-to-edge amid the glitz and glam of Cherry Creek North

rban infill is enmeshed in complexity. From tight sites and concerned neighbors to zoning restrictions and the logistics of accessibility for cranes, equipment and manpower, construction in a mixed-use community, generations in the making, requires constant diligence, vigilance and communication in virtually every direction. Add the pedestrian activity of destination retail, dining, and the cachet of Cherry Creek North to the norms of close-in construction and the challenges and constraints become so immense that only a few precisely polished contractors can even approach the work.

Dan Edwards is a builder who enjoys a challenge. In his role as construction executive for GE Johnson Construction Co., he gets to work with owners, architects, engineers and community concerns to supply specific project resources to deliver the project on time, on budget and beyond expectation.

"Constricted, inner-urban construction is a sweet spot for GE Johnson," Edwards says. "Cherry Creek North, in particular, is a neighborhood where we have thrived." He has been with GE Johnson for 34 years, rising through the ranks from the field to becoming a trusted and admired leader. Founded in Colorado Springs in 1967, GE Johnson has grown from a local builder to a national presence with offices in Colorado, Wyoming, Kansas and Oklahoma. A true builder, GE Johnson self-performs work in concrete, finishes, and miscellaneous metals through a craft labor force of some 300 tradespeople.

"Two-Forty St. Paul is our latest project in Cherry Creek North and it is going to be beautiful," shares Edwards of the six-story, 76,000-square-foot commercial office building that will reach core and shell completion this month. "This is a mid-rise Class A office building of elegant design and detail in glass and metal. The challenges here really begin with the mid-block location. The active-busi-

Designed by Open Studio Architecture, 240 St. Paul replaces a four-story office building of the same address.

ness adjacency, the intermingling of commercial and residential interests, and the district's general level of prestige all contribute to the complexity."

Commissioned by owner BMC Investments and designed by Open Studio Architecture, 240 St. Paul replaces a four-story office building of the same address with a larger, more dynamic, offset edifice in glass. Significant amounts of storefront glazing along the streetscape will help animate the pedestrian realm while the form's visual movement and interplay of building materials will boldly attract attention in a crowded commercial mar-

"Demolition of the existing building with occupied buildings on either side during the construction hours allotted by the district required extensive coordination with many interests," continues Edwards of the need to work with adjacent building owners and businesses. "Then there was a 30-foot hole that had to be shored-up on all four sides. We had to put the tower crane within the construction footprint itself because there is no available right of way on this narrow, two-lane street."

Cherry Creek North's logistical strictures extend beyond the physical constraints of building on a zero-lotline site with limited access. Interpersonal relations with neighborhood interests included collaborating with the Cherry Creek North Business Improvement District as well as the Cherry Creek North Neighborhood Association.

"Cherry Creek North is home to an eclectic community of affluent homeowners who cherish their access to art, dining, and shopping," says Edwards of the need to be proactive in alerting neighbors to large material deliveries or disruptive activities well in advance. There is the annual arts festival in July, which draws huge crowds, and within a 17-month construction schedule, Edwards and his team had to navigate two of them. "Two-Forty St. Paul follows a series of great projects we have built

> for BMC Investments, a forward-thinking developer that has made a very strong investment in Cherry Creek North."

> A vertically integrated real estate investment firm, BMC was founded in 2010 and has steadily been developing a legacy of neighborhood properties that include Steel Creek Apartments, The St. Paul Collection, and the Halcyon Hotel.

"Cherry Creek North is a high-end mini-urban node where people can live, work, shop and play without needing to be in the downtown urban core - and most importantly it is safe," says BMC Chief Investment Officer Jeffrey Stonger. "We have worked closely with all stakeholders in Cherry Creek North to ensure that we are addressing everyone's needs





The mid-rise Class A office building incorporates elegant design and detail in glass and metal.



Michelle Meunier Photography Significant amounts of storefront glazing along the streetscape will help animate the pedestrian realm.

while creating a diverse and thriving community and staying at the forefront of sustainable community building."

"GE Johnson was awarded the contract to build 240 St. Paul in February 2020, and we went out for bid during the height of the COVID-19 pandemic for a May construction start," continues Edwards. "Talk about confidence - this speaks to BMC Investments' foresight into the market and commitment to this project."

Like many of the owners it works for, GE Johnson is also committed to the communities where it works and builds. Not only is safety a top priority on its job sites, but assuring a steady stream of communication is fundamental to assuring the finished asset is well-received.

"Building on a site like this takes teamwork, and a genuine sense of integrity is an essential ingredient," Edwards says. "Doing the right thing is always important. Working with the parts and pieces of the design and development team and the neighborhood, communication and collaboration have to be constant."

When it comes to a construction site's impact on a neighborhood while the work progresses, it is not hard to measure. Construction is rarely well-received, but GE Johnson's commitment to building relationships with neighbors was rewarded handsomely in Cherry Creek North.

"Some of the neighbors brought cookies to the job site for everyone in December. Then the Cherry Creek North Business Improvement District sent us a letter asking if we would help them develop ways to talk to other firms building in the area about construction impacts and community engagement," finishes Edwards. "It's a great feeling to take an underperforming lot and revitalize it with something that dynamically improves the neighborhood. GE Johnson enjoys the challenges of complex construction on tight sites, where getting it done is half the fun." \\



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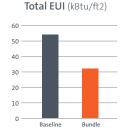


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Alisa Templeton
Designer,
Kieding

Kieding's Team Shares a Few Favorite Things

At Kieding we are always on the lookout for great lighting, furniture and finish options for our projects. We try to only choose durable and functional products that are also stylish and on trend. Here we've put together a list of some of our favorite items for corporate office remodels.

1. Shaw Contract, Canopy *Liz Eaton*

Inspired by the play of light in forest canopies, Shaw Contract's new Canopy collection is a way to bring biophilic design into the office. With nine running line patterns we can find a pattern and colorway to suit nearly any tenant improvement remodel or corporate build-out. We especially love the way the patterns work together, offering myriad ways to delineate space in an open plan. We can also use smaller patterns throughout a suite while using larger, more hospitality inspired patterns in reception areas and board-rooms, ensuring cohesive color schemes.

https://www.shawcontract.com/en-us/collection/details/gi



2. LF Illumination, GlowSTX *Katie Johnson, MH Lighting*

LF Illumination's new line of suspended linear fixtures GlowSTX offers endless opportunities for customization. Hang them individually and the minimal aluminum housing and white acrylic lenses are a low-profile lighting solution for any office interior. Hang them with the connectors to create eye-catching custom lighting that is both functional and fun.

https://lfillumination.com/glowstx-system/f81



3. HEM

Brooke Wolf, Merchants Office Furniture

If you are looking for some statement furniture pieces, look into the energetic furniture from HEM. The Swedish company designs modern and playful furniture that brings the ever more important sense of home to the office environment, such as with this upscale take on the picnic table shown in a conference setting. With many items stocked in the U.S. and a range of whimsical accessories, HEM can bring a bit of fun into the workplace.

https://us.hem.com/



4. Concept Surfaces, Sassolini Maria Kebschull

Check out the fresh take on terrazzo from Concept Surfaces, Sassolini. With patterns ranging from soft river rock grays to bold black and whites, the large format tiles can accommodate a wide variety of aesthetics and are a welcome change from the now ubiquitous marble visuals. Both floor and wall tiles are available in this collection, allowing for nearly endless installation possibilities.

https://conceptsurfaces.com/products/porcelain-tile/wall/sassolini/



5. Black Flash from Dream Scape Courtney Gambrell, Elements

We love custom digital wall graphics for creating unique, project specific design elements. One product that can provide a statement is Black Flash media from DreamScape. Using a vinyl graphic allows for a crispness and depth of the images as well as the durability over a painted drywall finish. This is a great way to include a customized accent wall with the ease of a Type II wallcovering installation.

https://www.dreamscapewalls.com/product/black-flash/

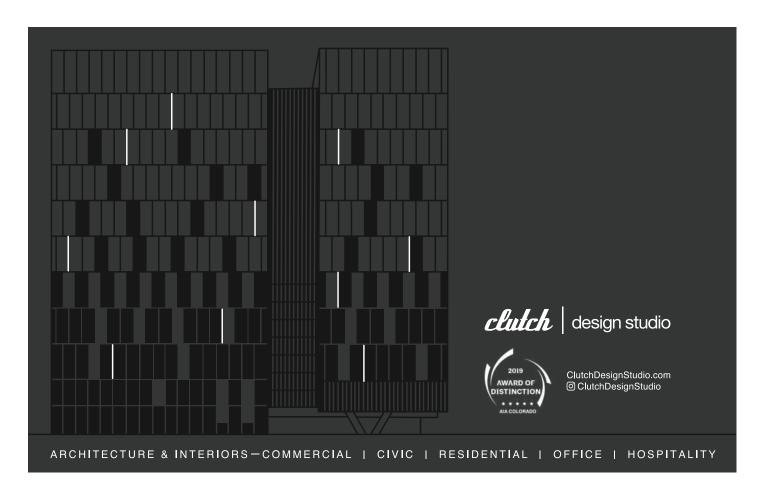


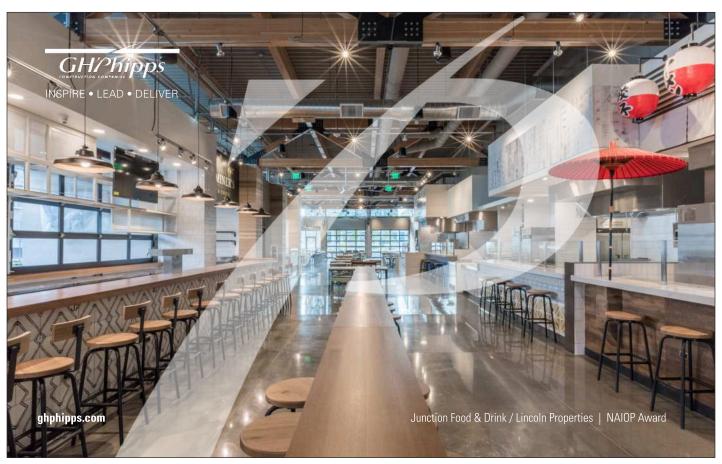
6. Wolf Gordon, Rampart Kenlev Graves

We know that sometimes walls need extra protection. Wolf Gordon's RAMPART collection combines the abrasion and impact resistance of traditional rigid sheet goods with the composition of a Type II wallcovering. Knowing that RAMPART is intended for use in health care settings, hospital-grade cleaners can be used. This product is a great looking way to keep high-traffic areas such as building corridors safe and clean without sacrificing aesthetics.

https://www.wolfgordon.com/resources/rampart-wall-protection









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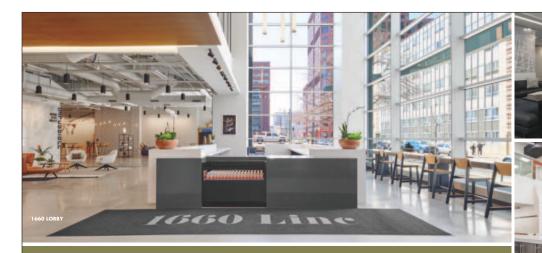






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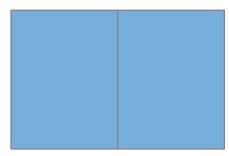
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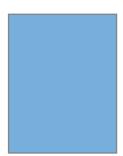
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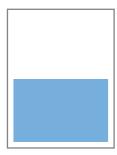
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