

# COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

SEPTEMBER 7-20, 2022

FEATURED



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## Broomfield multifamily trades for \$190M

by Jenna Walters

**BROOMFIELD – Sares Regis Multifamily Funds** recently acquired a Broomfield apartment community with plans to reposition it.

The investment firm is the new owner of Terracina Apartments, the 386-unit multifamily property on 16.5 acres at 13620 Via Varra Road. According to public records, Sares Regis purchased the property from seller **Via Varra Broomfield LLC** for \$190 million, representing a price of \$492,227 per unit. Sares Regis declined to comment on the transaction.

Built in 2010, Terracina Apartments encompasses four buildings offering one- and two-bedroom units ranging from 644 to 1,310 square feet. Community amenities at the property include a resort-style swimming pool, 24-hour fitness center, 15,000-sf clubhouse, business center and a dog park.

**Brian Torp** of **JLL's Orange County** office arranged \$139.88 million in first mortgage debt for the acquisition



Terracina Apartments will undergo improvements following its recent sale.

and planned repositioning of the property. **Mesa West Capital** provided the five-year, floating-rate loan.

According to Mesa West Capital, Sares Regis plans to implement a capital improvement plan at the property, upgrading the unit interiors

and common areas.

"Broomfield is uniquely positioned between Denver and Boulder, pulling from those major economic engines with more affordable housing options. The area's consistent annual rent growth is proof of that attractive market

dynamic. The planned capital improvements for Terracina Apartments will add even more value to this property," said Mesa West Capital Executive Director **Josh Westberg**, who led the origination team out of the private lender's San Francisco office. ▲

## Boulder student housing sells, to be updated

by Jenna Walters

**BOULDER –** A Nashville-based full-service real estate investment firm acquired a value-add student housing property in Boulder with significant improvement plans for the asset.

**Brickstone Partners** purchased Kensington Apartments, the 164-unit student housing community at 2950 Bixby Lane. The buyer acquired the asset for \$50 million, or \$304,878 per unit, from a family trust, which built the



Chris Epp

property in 1973 and has operated it since. **Chris Epp** of **Walker & Dunlop's Austin, Texas**, office exclusively brokered the transaction.

Primarily housing students from the nearby University of Colorado Boulder, Kensington Apartments features studio, one-, two- and three-bedroom



Brickstone is investing \$71 million into the acquisition and repositioning of Kensington Apartments.

apartments. Additionally, it features a clubhouse, fitness center, pool and parking for resident use.

Epp intended to widely market the property for sale, but minutes after distributing marketing material, Brickstone approached with an offer, pre-

empting the official marketing process.

The quick response from the buyer was not surprising, as Epp anticipated significant buyer interest in Kensington Apartments, which he said presented a rare value-add opportunity in one of the

country's top student housing markets.

"An asset like Kensington Apartments, which hasn't seen fresh ownership in decades and is located in the heart of the highly desirable Boulder

Please see **Boulder**, Page 22

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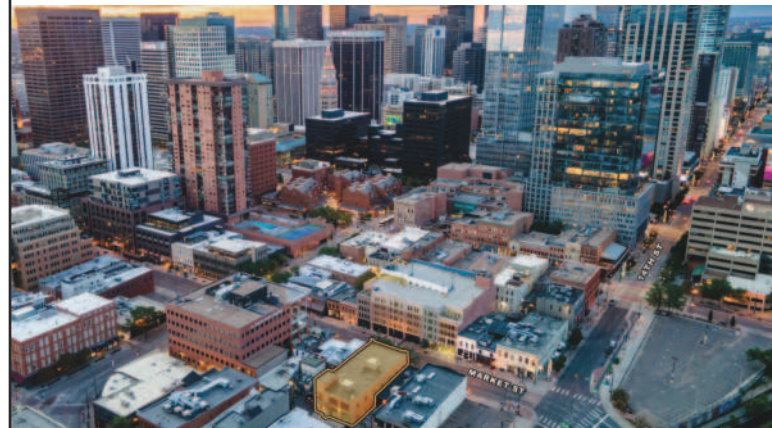
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# Office

## East West Partners provides update on \$1 billion project

by Jenna Walters

DENVER—East West Partners hosted its first community information meeting for Cherry Creek West, a \$1 billion mixed-use redevelopment of the land immediately west of Cherry Creek Shopping Center in Denver’s Cherry Creek neighborhood.

During the Aug. 10 information meeting, a part of East West Partners’ Large Development Review process with the city of Denver, the developer presented updates on Cherry Creek West. The project, set to span 13 acres bounded by University Boulevard, Clayton Street, First Avenue and the Cherry Creek waterway, originally was announced late last year.

Upon completion, Cherry Creek West will comprise several buildings totaling an estimated 1.4 million to 1.5 million square feet. While exact site plans are not finalized, Amy Cara of East West Partners said the redevelopment is imagined to include four buildings consisting of approximately 750,000 sf of office space, 600 residential units across three buildings, and 90,000 sf of ground-floor retail and res-



Amy Cara

taurant space throughout. Senior housing and hospitality uses also are on the table. Additionally, an expansive outdoor green area and pedestrian walkways would allow for connectivity between the new development and existing businesses and residences in Cherry Creek. Various underground parking options also are proposed.



A rendering shows what Cherry Creek West could look like upon completion.

At this point in the planning process, East West Partners also has proposed to lower Cherry Creek North Drive below a flat 200-foot-wide landscape connection. This would seamlessly and safely connect pedestrians from the project’s green area to



A rendering gives a look at Cherry Creek West’s planned green area.

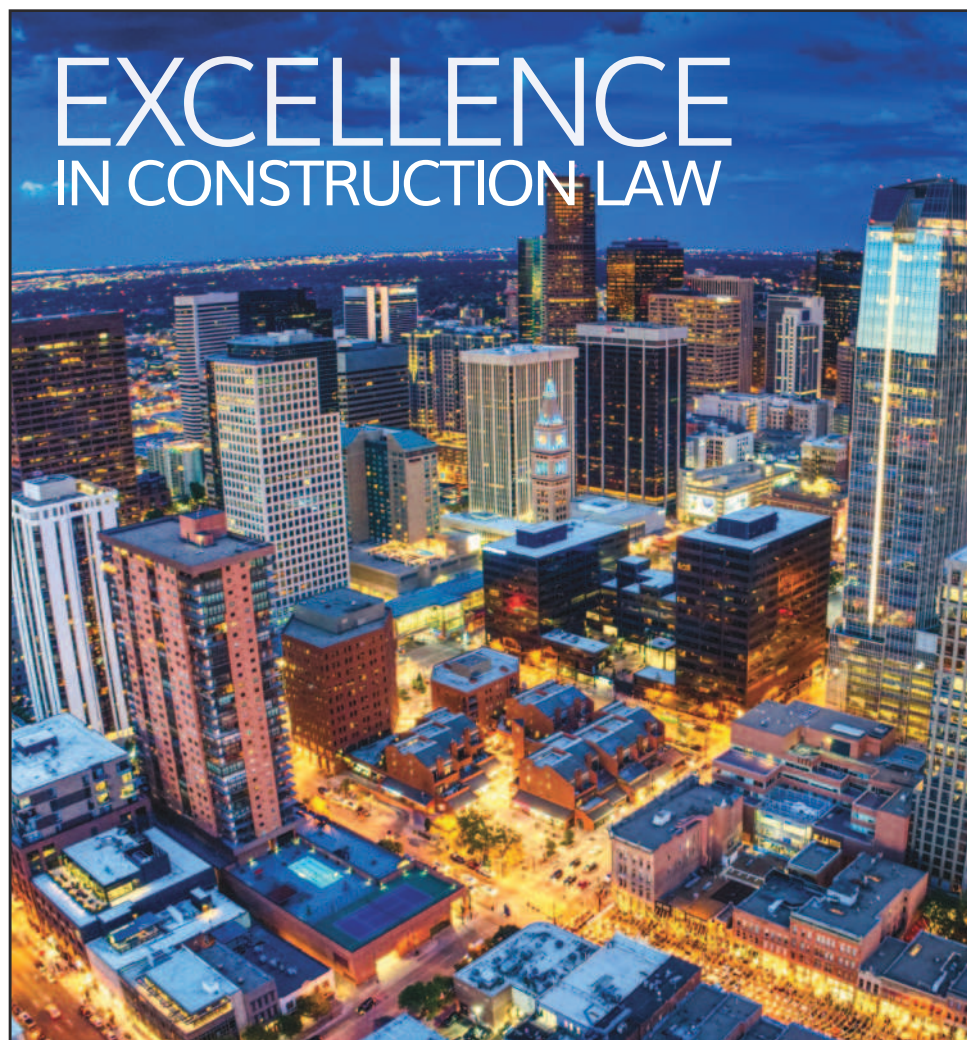
its southern edge along Cherry Creek Trail, the company said. Vehicles would be able to travel below the connection to enter

parking at the development or at the existing garage parking at Cherry Creek Shopping Center. Following East West Partners’

project update at the information meeting, Denver’s city planning department provided its concerns about the proposed site plan. One main concern regarded the landscape connection. While the city liked the idea of a pedestrian connection from the development to the creek, it questioned whether the design of the landscape bridge would create a physical and visual barrier between the two, consequently not connecting the two as intended.

According to Cara, this concern and others brought forward at the information meeting will be addressed as the development process continues. The final step of LDR is submitting a framework document, in which East West Partners acknowledges areas of the project that need work in collaboration with the city. The LDR process is expected to wrap up by the end of this quarter, at which time East West Partners would begin work on the infrastructure site plan and rezoning. The site currently is under B-3 zoning.

If all continues as planned, the first phase of construction of Cherry Creek West could be complete in five years, with full build-out wrapping up in 10 years, Cara noted. Additional community information meetings will be held as the process continues. ▲



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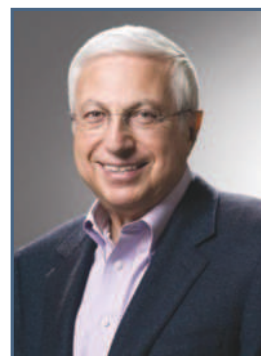
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# Office

## New Class A office bldg. coming to Cherry Creek North

by Jenna Walters

DENVER – A new Class A office property is underway in Denver’s Cherry Creek North neighborhood.

Developer **Jay Javors** of **Midwest Property Group** recently broke ground on Fillmore @ Third, a 60,000-square-foot office building at 320 Fillmore St. Other project partners include **4240 Architecture** and **Haselden Construction**.

Upon completion, the four-story office building will feature a rooftop terrace, balconies on multiple floors, bike parking, shower facilities, a 2:1,000 structured parking ratio and 10,000 sf of dedicated retail space.

**JLL’s James Roupp, John Beason** and **Bo Pitto** are handling the office leasing, while a team from **The Zall Co.** is marketing the retail space for lease.

While no tenants have secured space at the project, Roupp anticipates interest only will increase as work gets further underway. He said users across the financial services, insurance, real estate and energy industries are expected to make up the tenant profile.

“Cherry Creek North remains one of the most vibrant and desirable locations for office tenants in the Denver metro area. Based on the tenant demand we are seeing today, we anticipate the building



A new development in Cherry Creek North will bring 60,000 sf of office space to the submarket.

will be fully leased before it delivers,” Roupp said.

The project is scheduled for completion in the fourth quarter of 2023.

### Other News

■ DENVER – Buyer **1500 W 38th Ave LLC** acquired the 1,950-square-foot single-story commercial building at 1500 W. 38th Ave. in Denver’s Highland neighborhood. According to public records, the buyer purchased the asset from **1500 38th LLC**.

**Brian Baker** and **Tanner Fanello** of **Fuller Real Estate** represented the buyer in the transaction, while **Justin Krieger** of

**Pinnacle Real Estate Advisors** represented the seller. The property traded for \$1.37 million, or \$700 per sf, which Krieger said is a record-high price per square foot for a commercial property on West 38th Avenue.

The recently renovated building features a new facade, stucco roof and windows. The seller operated technology company **Ifficient Inc.** at the property up until closing.

According to Krieger, the property gar-



Justin Krieger

nered significant interest and went under contract only a few days after hitting the market in late June. He said a majority of the interest came from owner-users.

“Despite some market headwinds, buyer response to this opportunity was extremely strong due to the property’s outstanding location on a signalized corner at the entrance to one of Denver’s most desirable neighborhoods, flexible zoning and renovations completed by the seller,” said Krieger.

The buyer will operate **Gravina’s Window Center** of Littleton at the property, opening a new Denver showroom and office.

■ WESTMINSTER – **Thompson Thrift** opened its first Denver area office.

The real estate company leased a 3,400-sf office space at 12000 N. Pecos St., Suite 350, in Westminister. **Layne McBride** with **The Colorado Group** brokered the transaction.

**Marty Plocica**, Thompson Thrift’s chief operating officer, said the new office provides easier access to the company’s Colorado development projects as well as those located throughout the West and Southwest regions. The company has been active in Colorado for 12 years. It has three operating communities and four

in development along the Front Range, including **The Quarry**, a 319-unit luxury multifamily community in Fort Collins that broke ground earlier this year. Upon completion, the 20-acre community will offer a mix of one-, two- and three-bedroom apartment homes, along with 10 single-family duplex structures and detached garages.

“We have a long, successful history in the Denver market and believe in the enduring growth opportunities throughout the state,” said **Paul Thrift**, president and CEO of Thompson Thrift. “Our new office space presents the perfect opportunity for us to increase our development efforts, and we are excited to see what else this robust market has to offer.”

■ DENVER – Commercial real estate investment sales brokerage firm **Stan Johnson Co.** recently opened its first downtown Denver office.

The brokerage firm signed a lease at 1401 Lawrence St., Suite 1600, in Denver’s central business district. Firm representatives declined to provide additional information on the lease transaction, including the square footage.

**Sam Crowe**, formerly of Avi-

Please see **Stan Johnson**, Page 21

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## Industrial

# Dollar General to build 900K-sf Aurora distribution facility

by Jenna Walters

AURORA – Dollar General is the newest user to secure space at HighPoint Elevated, a 400-acre industrial and logistics park in Aurora.

The national brand recently acquired 75 acres at the park for an undisclosed amount, in a transaction brokered by CBRE's Daniel Close, Todd Witty, Tyler Carner, Jeremy Ballenger and Jessica Ostermick. The park development team, Hyde Development and Mortenson, will build a 919,000-square-foot, Class A distribution facility on the site.



A rendering shows what Dollar General's new distribution facility in Aurora could look like upon completion.

"We are thrilled that Dollar General has selected HighPoint as its new home. The new Dollar General building will anchor the east side of the HighPoint development and is already gen-

erating new leasing activity. The combination of labor, easy access to E-470 and the in-place infrastructure has attracted Dollar General and other users to this unique site," said Paul Hyde,

principal at Hyde Development.

Construction on the Dollar General facility will begin shortly, with completion scheduled for late 2023. The facility is expected to create around 400 new jobs. Dollar General will invest \$172 million into the Aurora project, which is part of a national expansion by the brand. It will break ground on similar projects in Arkansas and Oregon this fall.

"We look forward to breaking ground on these new projects, which will help us not only better serve our customers and communities but also combine

efficiencies of our Dollar General Fresh and traditional supply chains," said Tony Zuazo, Dollar General's executive vice president of global supply chain.

Dollar General will join Hawthorne Hydroponics, a subsidiary of Scott's Miracle Grow, at HighPoint Elevated. Hawthorne Hydroponics leases 201,252 sf at the recently completed Building 1, totaling 542,000 sf, at the intersection of East 64th Avenue and Denali Street. The speculative building features 36-foot clear heights, an ESFR sprinkler system, dock-high and drive-in

Please see Dollar, Page 21

# Breakthrough Properties to redevelop Boulder flex campus

by Jenna Walters

BOULDER – A global developer of life sciences real estate recently acquired and will reposition a four-building flex campus in Boulder.

Breakthrough Properties, backed by a joint venture between Tishman Speyer and Bellco Capital, purchased the 9.3-acre campus at the intersection of 38th Street and Arapahoe Avenue. The developer declined to release the seller or sales price of the transaction.

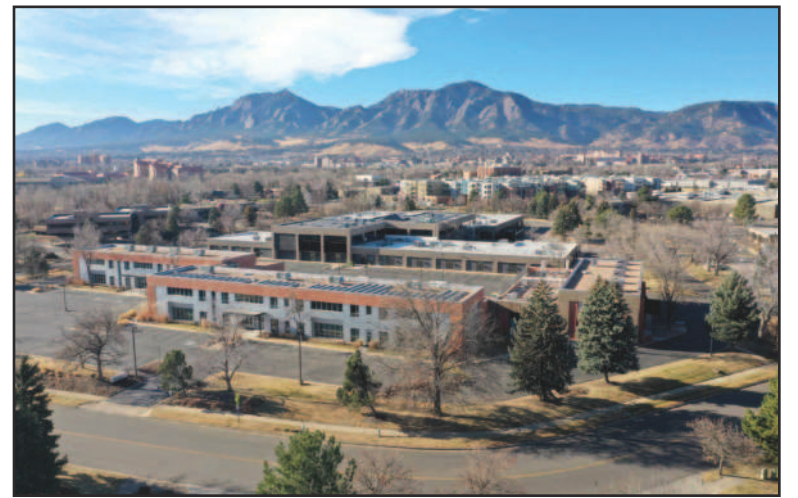
Breakthrough Properties plans to reposition the

164,000-square-foot campus to Boulder 38 by Breakthrough, which will offer a mix of office, laboratory and flex space. According to representatives, the developer will renovate the existing buildings to provide robust lab infrastructure, including elevated finishes and new mechanical, electrical and plumbing upgrades. In addition to the lab improvements, the developer will expand the campus amenities, adding an on-site gym and locker rooms, rooftop decks overlooking the Flatirons, a tenant lounge and

bike storage.

"We are excited to bring the Breakthrough platform to Boulder and contribute to the phenomenal growth of a thriving life science innovation market," said Daniel D'Orazi, Breakthrough Properties executive vice president and chief investment officer. "From our fully integrated design and development teams to our highly experienced lab operations platform, Breakthrough is uniquely positioned to provide best-in-class infrastructure and

Please see Breakthrough, Page 21



The four-building campus at 38th Street and Arapahoe Avenue in Boulder will be redeveloped to include laboratory space and new amenities.



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# Industrial

## Target leases new warehouse building in Central Denver

by Jenna Walters

DENVER – Minneapolis-based **Target Corp.** is opening a new warehouse/distribution operation at a building it recently leased in Central Denver.

The national department store chain leased the entirety of Prologis Broadway Distribution Center, the 141,524-square-foot industrial facility at 6300 N. Broadway. The tenant signed a lease agreement with landlord **Prologis**. **Steve Hager, Matt Trone** and **Joey Trinkle** with **Cushman & Wakefield**, along with Prologis' **Keiffer Garton**, represented the landlord in negotiations. The terms of the lease were undisclosed.

Prologis Broadway Distribution Center features 32-foot clear height, 28 dock-high doors, four drive-in doors, 41 trailer and 173 auto parking stalls, ESFR sprinklers, LED lighting and office space to suit. Additionally, the Class A property offers interstate visibility and tenant signage with direct exposure to more than 220,000 vehicles per day, according to the Cushman & Wakefield team.

"We are thrilled to welcome the respected and beloved Target brand to the Prologis Distribution Center, a new modern logistics property that serves as a strategic last-mile location in Central Denver and offers tremendous ten-

ant benefits, including convenient freeway and intermodal access, LEED building certification, and automation-ready design features to meet today's distribution needs," said Hager.

He continued, "Fully preleasing the facility prior to completion emphasizes the ongoing momentum and demand for high-quality industrial product in the region. Denver continues to be a sought-after industrial market because of its close access to a strong workforce as well as logistical access to serve key destinations in Colorado and other West and Midwest regions."

### Other News

■ DENVER – New York-based **IG Logistics LLC** and **Meadow Partners**, an institutional middle-market real estate investor, acquired the approximately 26.7-acre industrial storage yard/trailer site at 409 W. 66th Ave. in Denver for \$19 million. The buyers purchased the vacant property from an undisclosed seller and subsequently hired **Cushman & Wakefield's Matt Trone** and **Joey Trinkle** to market it for lease.

The site includes a 10,000-square-foot free-standing industrial building with approximately 6,500 sf of office space, two drive-thru service bays and 14-foot clear height. Additionally,

the property is proximal to the BNSF Intermodal Facility and UP Intermodal Facility.

"This is a rare and very attractive piece of property readily able to meet the needs of the transportation industry by providing a large, ample area for outdoor storage and trailer parking, or other potential industrial uses," Trone said in a prepared statement. "Due to an aggressive push over the last few years to develop infill locations, we are seeing high demand with tenants being displaced and needing this type of asset for their operations. This site presents an exceptional option for those tenants needing a location to serve the Denver market or proximate markets."

According to the Cushman & Wakefield team, the property can accommodate a single user or can be divided into a variety of layouts, at a minimum of 4 acres, to accommodate multiple users.

■ GYPSUM – **Gypsum Industrial Investment LLC** is the new owner of Highlands Business Center, the 45,009-sf light-industrial property at 760 Lindbergh Drive in Gypsum. The investor recently acquired the asset from **IPO Ventures LLC** for \$7.75 million, according to **Erich Schmidt** of **Fortius Capital**, who brokered the transaction.

The steel-construction facility,

featuring various loading capabilities, is fully occupied by a mix of regional and national credit tenants. The largest tenant at the property, High Country Kombucha, occupies 15,000 sf. Other tenants include Design Mechanical Inc.

The property was on the market for 45 days after being listed in June, Schmidt noted. He said the asset garnered significant interest from the beginning, ultimately receiving multiple offers before selling as a steady cash flow investment.

"Single-ownership, light-industrial buildings in the mountain resort markets are rare, especially something of this size, so this property attracted interest from across the country," Schmidt said.

"We ultimately selected a Colorado-based buyer that owns other light-industrial, retail and office properties, some of which are located in Roaring Fork Valley."

■ ARVADA – Three tenants recently secured space at Mountain Gateway, the two-building, 142,167-sf industrial development at 5025 and 5045 Robb St. in Arvada.

**Habitat for Humanity of Metro Denver Inc.** leased 20,598 sf at the development, while **Fiero Automation** leased 15,350 sf. Existing tenant engineering company **Moog Inc.** leased an additional 15,613 sf, expanding its footprint to 45,527 sf. The tenants signed their lease agreements with landlord **Griffin Opportunities LLC**, represented by **CBRE's Tyler Carner, Jeremy Ballenger** and **Jeremy Kroner**. The terms of the leases were undisclosed.

Built in 2020, Mountain Gateway features 24-foot clear heights and various loading capabilities proximal to the Ward Road light-rail station. The new leases bring the development to 76% occupancy. The CBRE team is looking to fill the remaining 34,216 sf.

■ DENVER – **Hail Medic**, a company specializing in automotive hail repair, signed a five-year lease to occupy the 10,840-sf industrial property at 1111 W. 47th Ave. in Denver. **Jake Lowell** of **Calibrate Real Estate** brokered the transaction on behalf of the undisclosed landlord.

The property features 12-foot clear heights, drive-in loading doors, three-phase power, outdoor storage space and signage opportunities along Interstate 70.

Please see **Hail Medic**, Page 21



Erich Schmidt

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## Multifamily

# Aurora apartment property trades hands for \$34 million

by Jenna Walters

AURORA – A multifamily community in Aurora is under new ownership following its \$34.4 million sale.

Fitz on 14th, the 176-unit apartment property at 13686 E. 14th Ave., recently traded between two undisclosed investors for approximately \$195,455 per unit. **Jason Hornik** and **Greg Price** of **Marcus & Millichap** exclusively brokered the transaction.

Built in 1973, Fitz on 14th offers 18 studios and 158 one-bedroom units. Community amenities at the property include a resort-style pool, barbecue/picnic area, playground, dog park, on-site leasing office, laundry facilities and a



The new owner of Fitz on 14th will continue with unit renovations at the property.

fully equipped fitness room.

The Marcus & Millichap team presented the opportunity to prospective buyers during a formal 45-day marketing process with a call for offers. The process ulti-

mately resulted in two best and final offer rounds, Hornik noted. He attributed buyer interest, in part, to the property's prominent location.

"Fitz on 14th's premier loca-



Jason Hornik

tion was a driving force behind a highly competitive sales process," said Hornik. "This asset is adjacent to the University of Colorado Anschutz Medical Campus and the Fitzsimons life science district, providing convenient access to Aurora's largest education, medical and employment opportunities. Dozens of amenities are located within walking distance, and transportation is made easy by the Colfax light-rail station located across the street, which connects Aurora to

downtown Denver, Denver International Airport and the Denver Tech Center."

Price added, "Aurora's strong demographics include a population of over 350,000 and average annual household income of \$86,844. The previous owner recently implemented capital improvements that further support Fitz on 14th as a strong value-add asset with regional accessibility."

According to the Marcus & Millichap team, the buyer will continue with unit renovations. It adds the asset to a portfolio including one multifamily asset in Colorado Springs and several others in California.▲

## Affordable housing project underway in Breckenridge

by Jenna Walters

BRECKENRIDGE – A \$76 million multifamily project recently broke ground in Breckenridge.

**Gorman & Co.**, in partnership with the town of Breckenridge, is underway on Phase II of Alta Verde at 50 Drift Road. The development team is collaborating with **Norris Design**, **Ware Malcomb** and **Deneuve Construction** to bring the apartment project to life.

Upon completion in August 2024, Alta Verde II will offer 172

apartment homes across four buildings, of which approximately half will serve those earning up to 80% of the area median income. The project is anticipated to provide 14 studio, 38 one-, 78 two- and 42 three-bedroom units. Community amenities will include access to recreational trails and an on-site play area, gathering space, dog area and garages.

"Similar to other resort towns, Breckenridge has a dire need for affordable housing to serve our locals and workforce. We expect

this project alone will serve as a home to over 330 members of our community. We are excited to team up with Gorman to build what we believe to be the largest affordable, net zero, all-electric housing development in Colorado," **Melanie Leas**, housing construction manager for the town of Breckenridge, said in a prepared statement.

Alta Verde II is the second phase of the nearby 80-unit Alta Verde development, which broke ground in 2021 and is set to be completed later this year. ▲



A rendering shows what Alta Verde II will look like upon completion.



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# Multifamily

## Vacant Denver Tech Center site to house new multifamily

by Jenna Walters

**CENTENNIAL** – Vacant land in the heart of the Denver Tech Center submarket recently traded to a buyer that plans to develop a new multifamily offering.

The 6.31-acre site at 7700 S. Chester St. in Centennial recently sold for \$23 million. According to public records, **Mid-America Apartments LP** acquired the land from a joint venture between Denver-based commercial real estate firm **EverWest Real Estate Investors** and **Independencia Asset Management**. **Martin Roth** and **Eric Roth** of **CBRE** brokered the land sale on behalf of the sellers.

According to Martin Roth, the site was listed for sale at the beginning of the year and garnered strong interest primarily from multifamily developers. He attributed the interest to the site's proximity to light rail, good employment opportunities and surrounding Class A retail.

EverWest Executive Vice President **Krystal Arcenaux** commented on the site's desirable position in DTC, saying, "This is a superior transit-oriented site, located adjacent to light rail and



An aerial image shows the DTC site that will soon house multifamily development.

surrounded by office development, which provides built-in residential renter demand. These fundamentals, along with Denver's ongoing strong job growth, create a prime scenario for the new landowner and its multifamily development plans."

According to EverWest representatives, the buyer plans to build a luxury mixed-use multifamily community on the site. Additional project plans were undisclosed, and Mid-America Apartments could not be reached for comment on the land acquisition or planned development.

### Other News

**AURORA** – **The Housing**

**Authority of the City of Aurora** is underway on a new multifamily offering just east of Tower Road in the Gateway Park neighborhood of Aurora.

Upon completion, **Walden35** will offer 100 affordable housing units and various amenities at the corner of Walden Street and East 35th Place. The development will feature 40 one-, 50 two- and 10 three-bedroom apartment homes for those earning between 30% and 70% of the area median income. The property also will include on-site property management, a fitness room, community room, outdoor play area, community gardens, a dog run, secure bike storage and secure package

lockers.

AHA is teaming with **ej architecture** and general contractor **Palace Construction** on the \$36.7 million project, funded in part by \$16.56 million of 4% federal low-income housing tax equity and a \$12.64 million loan provided by **Wells Fargo**.

"These types of developments couldn't happen without the private investment of Wells Fargo or the partnerships with the city of Aurora, Colorado Housing and Finance Authority and the state Division of Housing. We are so grateful for the confidence instilled in the housing authority by their funding in this housing," said **Craig A. Maraschky**, executive director of AHA. "We are excited to be under construction on this much-needed affordable housing in this high-growth area that is rich in employment opportunities."

With construction underway as of last month, AHA anticipates **Walden35** will be complete in October 2023.

**DENVER** – **Amli Residential** is under a new ground lease at the 63,750-square-foot site at 815 and 899 N. Broadway in Denver's Golden Triangle neighborhood. **Travis Hodge** and **Tony Bobay** of **Capstone** brokered the transaction between lessor **Lake Street Partners LLC** and **Amli**.

According to the Capstone team, **Amli** plans to develop a 16-story, mixed-use project on the site, including 300-plus apartments and ground-floor retail space. The development will feature a bike café, a sky deck and pool, and a pet courtyard with views of downtown.

**Amli** could not be reached for comment on the project.

**DENVER** – Buyer **2228 USI LLC** recently acquired **The Vicinity**, the 45-unit apartment complex at 1010 E. 13th Ave. in Denver. According to public records, the buyer purchased the asset from seller **JMDR Vicinity LLC** for \$11.1 million, or \$246,667 per unit. **Brandon Kaufman** and **Will Scherman** of **Kaufman Hagan** exclusively brokered the off-market transaction.

The **Vicinity** offers 10 studio, 27 one- and eight two-bedroom units. The property also features on-site laundry facilities and a community courtyard space.

The seller recently improved the property's exterior. **Kaufman** said the buyer will continue



Martin Roth



Brandon Kaufman

Please see **Vicinity**, Page 21

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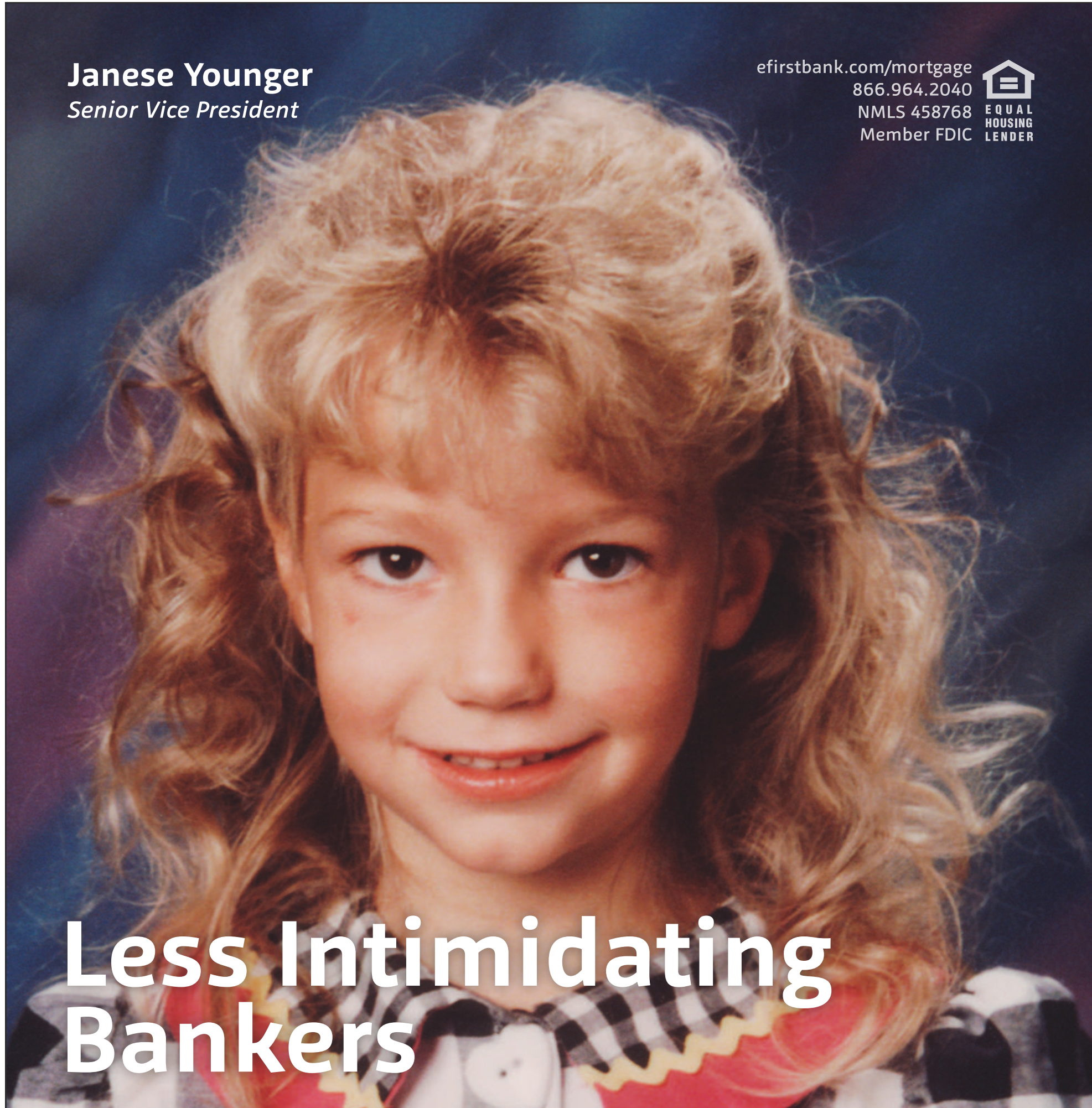
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# Retail

## Gas station portfolio spanning multiple states sells for \$44M

by Jenna Walters

U.S. – A six-property gas station portfolio spanning multiple states, including Colorado, recently sold to a Southeast-based real estate investment company.

**Zach Wright** of **Blue West Capital** brokered the \$44.13 million deal on behalf of the seller, a New York-based partnership of high-net-worth real estate investors and professionals. The portfolio comprises a Circle K property in Arkansas; four Kum & Go properties across Iowa, Arkansas and Oklahoma; and a Kum & Go at 16351 Green Valley Ranch Blvd. in Denver.

According to public records, the 5,566-square-foot Denver Kum & Go traded for \$8.68 million between seller **FRG Denver LLC** and buyers **Clamshell Properties LLC, Retrac LLC** and **WNR10Shelbyville LLC**.

All six properties in the portfolio feature long-term triple-net leases with rental increases every five years and no landlord responsibilities. The Kum & Go properties are corporately operated and guaranteed, while the Gas Express franchise operates the Circle K property. At closing, the portfolio's weighted average lease term was 17.5 years, according to Blue West.

Additionally, the properties all qualify for 100% bonus depreciation,



The Kum & Go at 16351 Green Valley Ranch Blvd. in Denver recently sold as part of a larger national portfolio.

tion, which allows an investor to immediately write off the value of all improvements in the first year of ownership. Blue West noted that 100% bonus depreciation is scheduled to gradually phase out after 2022, with the bonus depreciation reducing by increments of 20% per year until it's completely phased out in 2027.



Zach Wright

“With 2022 being the final year of 100% bonus depreciation, we’re seeing significant demand for single-tenant gas station properties. There is

a limited supply of high-quality and qualifying properties currently on the market. We expect the demand for these assets to intensify throughout the rest of this year,” Wright commented.

### Other News

■ **METRO DENVER – Blue West Capital** recently brokered the sales of three Freddy’s Frozen Custard & Steakburger properties in the Denver metro area.

**Zach Wright** brokered the \$6.27 million sale of the Freddy’s properties at 11140 S. Twenty Mile Road in Parker and 2300 Coalton Road in Broomfield. The single-tenant net-leased portfolio traded

between two undisclosed investors.

Both properties are under new 15-year triple-net leases featuring 10% rental increases every five years and no landlord responsibilities. The 3,785-square-foot Parker property is on a Target outparcel, while the 3,518-sf Broomfield property is adjacent to the FlatIron Crossing shopping center.

According to Wright, the properties garnered significant buyer interest because of their stable tenancies and highly trafficked locations.

“Quick-service restaurant properties in major metro areas such as Denver with long-term leases and proven operating histories are amongst the most sought-after single-tenant investments, Wright said. “We received substantial investor interest allowing us to transact for a record cap rate.”

The portfolio sold to an all-cash buyer within 22 days of going under contract. The sale represented a 4.3% cap rate.

Wright, along with **Brandon Wright** of **Blue West Capital**, also brokered the sale of the 3,542-sf Freddy’s property at 18424 Cottonwood Drive in Parker. A Southern California-based private investor purchased the property from a Denver-based Fred-

dy’s franchisee for \$2.35 million, representing a 4.25% cap rate.

The Cottonwood Drive Freddy’s also features a new 15-year triple-net lease with 10% rental increases every five years and no landlord responsibilities. It is on an outparcel to a Costco and Trader Joe’s-anchored development along South Parker Road.

■ **COLORADO – Kimco Realty** secured 14 new tenants across seven shopping centers it owns in Colorado.

At Highlands Ranch S.C., the 133,323-sf shopping center at South University Boulevard and Teal Ridge Court in Highlands Ranch, the owner signed a 2,300-sf lease with **Perspire Sauna Studio**. The health and wellness brand opened its new location last month. Additionally, **Hopsn-Drops** restaurant leased 4,465 sf and will open its doors at the center this fall.

Kimco also signed four new leases at Village Center West, the 30,397-sf shopping center at Fairview Parkway and Highlands Ranch Parkway in Highlands Ranch. **Master Je’s World Class Taekwondo** and **Sweetgreen** signed approximately 2,300-sf leases at the center and have recently opened. **Prime IV Hydra-**

Please see **Kimco**, Page 20



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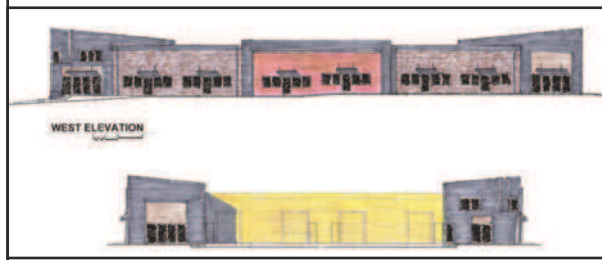
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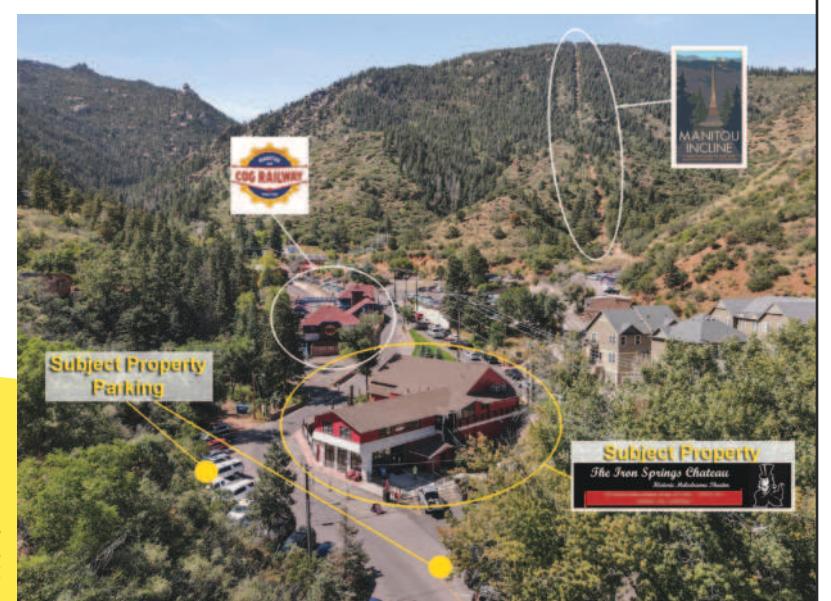
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# Retail

## CBRE brokers 2 shopping center sales in Colorado Springs

by Jenna Walters

COLORADO SPRINGS – Two shopping centers in Colorado Springs recently traded hands, exemplifying continued demand for retail product in the market.

In separate transactions, a Colorado-based private investor acquired the 40,331-square-foot Springs Ranch Shopping Center at 6010-6080 N. Carefree Circle for \$8.3 million, while a San Diego-based 1031 exchange investor purchased the 14,182-sf Peterson Square property at 6809 Space Village Ave. for \$5.55 million. **Parker Brown, Matthew Henrichs** and **Brad Lyons** with **CBRE's National Retail Partners** represented the undisclosed Denver-based sellers in each transaction.

Situated in the highly trafficked Powers Boulevard retail corridor, Springs Ranch Shopping Center



Springs Ranch Shopping Center is under new ownership.

is fully leased to a mix of retail and medical tenants with long-term leases. It is anchored by Springs Liquor Outlet. Peterson Square also is fully leased to a mix of daily needs tenants, quick-service restaurants and service-

based tenants under long-term agreements.

According to Henrichs, the centers were widely marketed for sale and garnered significant interest, with both receiving multiple offers within weeks of



Matthew Henrichs

hitting the market. He said the transactions, in addition to others the team recently completed, speak to the strength of the Colorado Springs market.

The sales represent the seventh and eighth the team has completed so far this year in Colorado Springs, totaling \$70 million in year-to-date transaction volume. Additionally, CBRE research shows Colorado Springs retail property sales of more than \$500,000 totaled \$233.8 million in the first half of 2022, up more than 300% year over year.

“Colorado Springs has emerged as a highly sought-after growth market in the Western United

States for private capital real estate investment. Investors appreciate the region’s skilled and educated talent, world-class education and research sectors, and recreational offerings,” Brown said. “As evidenced by our recent sale activity, these trends along with attractive retail market fundamentals have drawn incredible demand for retail properties across the Colorado Springs market.”

With no immediate lease-up needed at either Springs Ranch Shopping Center or Peterson Square, Henrichs said, the centers were likely acquired as stable cash flow investments with the expectation that Colorado Springs is a promising market for long-term investment that will see continued rent growth and asset appreciation over time. ▲

## Kimco

Continued from Page 18

**tion & Wellness**, an IV hydration therapy clinic, will occupy 1,456 sf at the center this fall. The **Twisted Sugar** bake shop will occupy a 1,370-sf space.

Additionally, **PetWellClinic** and **Deka Lash** are both joining the 144,553-sf Edgewater Mar-

ketplace at Sheridan Boulevard and West 17th Avenue in Edgewater.

Kimco also secured **Planet Fitness** and **MassageLuXe** at Market at Southpark, the 191,268-sf shopping center at Broadway and Mineral Avenue in Littleton. Planet Fitness will open a 25,267-sf gym this month, while Mas-

sageLuXe will open a 2,841-sf spa by year-end.

Restaurants **Bout Time Pub & Grub** and **Reel Cajun Seafood & Bar** will both occupy River Point Sheridan, the 336,016-sf shopping center at West Hampden Avenue and South Santa Fe Drive in Sheridan. The tenants signed 1,214-sf and 2,420-sf leas-

es with Kimco, respectively.

Retailers **Burlington** and **David's Bridal** also recently signed lease agreements with Kimco. This fall, Burlington will occupy 27,974 sf at Greeley Commons in Greeley, while David's Bridal will open a 7,303-sf store next spring at the Village on the Park shopping center in Aurora.

■ **AURORA – Hat Trick LLC** acquired the 17,184-sf auto repair center at 10320 E. Sixth Ave. in Aurora from **JT 10320 LLC** for \$3.3 million. **Rachel Canella** of **Stream Realty** represented the buyer in the transaction, while **Paul Roberts** of **Fuller Real**

Please see **Hat Trick**, Page 21

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## Stan Johnson

Continued from Page 8

son Young, has joined the firm as an associate director and will lead the new Denver office, one of 15 regional offices Stan Johnson Co. operates.

"We're excited to be opening the Denver office with Sam Crowe," commented **Curtis Hodges**, senior vice president at Stan Johnson Co. "Sam is a great addition to our firm and aligns perfectly with the values of Stan Johnson Co. He is an adviser to his clients and has an excellent track record in the Mountain States. We're looking forward to

Sam providing value to his clients with our platform and team behind him."

■ **COLORADO SPRINGS – Science Applications International Corp.** leased space at Newport Centre One, the nearly 70,000-sf office building at 1670 N. Newport Road in Colorado Springs. The tenant will occupy 17,218 sf at the building under an undisclosed lease term. **Matt Anderson** of **JLL** represented the tenant in negotiations, while **Greg Phaneuf** and **Peter Scoville** of **Colorado Springs Commercial** represented the land-

lord, **Colorado Springs CO I GCF LLC**.

■ **SUPERIOR – YouthBar Medspa** signed a five-year lease at the office building at 500 Discovery Parkway in Superior. The tenant leased 1,788 sf of medical office space. **Jessica Smith** of **Madison Commercial Properties** represented the tenant in negotiations, while **Kegan McNutt** and **Chris Boston** of **Gibbons-White Inc.** represented the undisclosed landlord.

According to Smith, YouthBar has served the Boulder County area for many years, but its

previous business location was destroyed in the Marshall Fire late last year.

"Securing this space affords (YouthBar) the opportunity to regain a presence in its community while rebuilding a foundation from which it will create satellite medical offices. As brokers, we often become close with our clients, helping them to realize their business goals. It was an honor to guide this amazing client through a very difficult time and to assist in a small portion of its recovery," Smith commented.

YouthBar's new Superior location is expected to open by the

end of this year, following tenant improvements.

■ **LITTLETON – NavPoint Real Estate Group's Matt Kulbe** brokered two new lease transactions at the approximately 12,400-sf office building at 10354 W. Chatfield Ave. in Littleton.

**Norris Mental Health Center LLC** leased Suite 105, totaling 768 sf, under a three-year term, while **Legacy Realty** leased Suite 106, totaling 664 sf, under a two-year agreement. Kulbe represented the undisclosed landlord in the negotiations. ▲

## Dollar

Continued from Page 10

loading and trailer parking.

At full build-out, High-Point Elevated is anticipated to include up to 15 buildings totaling more than 5 million sf of Class A distribution space. According to the park's development team, additional buildings will range from 64,000 to 1 million sf. ▲

## Breakthrough

Continued from Page 10

amenities to meet the intense and growing demand for high-quality lab and office environments in this supply-constrained market."

The \$40 million redevelopment is expected to begin in early 2023, pending permitting. The acquisition and repositioning are being funded by the Breakthrough

Life Science Property Fund.

Current campus tenants Loxo Oncology, Edgewise Therapeutics and National Ecological Observatory Network will remain at the property through the redevelopment. The only tenant known to be vacating is E Source, which will leave at the end of its lease in December. ▲

## Hail Medic

Continued from Page 12

According to Lowell, the property became available in May and garnered significant tenant interest, receiving several letters of intent within a few days on the market. He attributed the interest to the property's size and location along Interstate 70, visible to more than 135,000 vehicles per day.

The property will serve as Hail Medic's Denver headquarters. Lowell said the office portion requires new carpets, paint and ceiling tile, and the warehouse needs to be washed, painted and delivered in broom-clean condition upon lease commencement in October. The tenant was given access to the property upon lease execution. ▲

## Vicinity

Continued from Page 16

with renovations, upgrading the units with new paint, stainless steel appliances and lighting.

The buyer adds the asset to a portfolio of similar multifamily properties in Denver.

■ **AURORA –** The 40-unit apartment building at 1536 Macon St. in Aurora recently traded between two undisclosed investors for \$7.3 million, or \$182,500 per unit, representing a 4.65% cap rate. **Keith Hardy** of **NorthPeak Commercial Advisors** represented the buyer in the off-market transaction, while **Scott Fetter** and **Joe Hornstein** of **NorthPeak Commercial Advisors** represented the seller.

The property offers one- and two-bedroom units, along with on-site laundry facilities and a

community courtyard space.

"Our buyer is excited to add this asset to its rapidly expanding multifamily portfolio in Aurora due to its proximity to the University of Colorado Anschutz Medical Campus and several other nearby catalyst developments," commented Hardy. "The buyer plans to capitalize on continued year-over-year rent growth in this rapidly improving submarket through the implementation of its proven value-add program and superior management strategy."

■ **EVANS –** The 22-unit Meadowview Townhome Portfolio in Evans recently traded between two undisclosed investors for \$6.85 million, or \$311,364 per unit. **Boomer Beatty**, **Clayton Primm** and **Patrick Gallagher** of **Marcus & Millichap** exclusively

brokered the transaction.

The portfolio, comprising 10 recently constructed townhomes along Meadowview Court and a '90s-built duplex on Valley View Avenue, offers three- and four-bedroom floor plans. The units feature granite countertops, stainless steel appliances, individually fenced yards, and washers and dryers.

According to Beatty, the asset garnered strong interest from prospective buyers because of its rare product type after hitting the market in April.

The property ultimately received several offers and went under contract within a week of being

listed, Gallagher added. He said the property closed at a record price per unit for the Greeley market.

■ **DENVER – Leisure Apartments LLC** acquired the 21-unit apartment complex at 1205 Yosemite St. in Denver. According to public records, the buyer purchased the asset from seller **1205 Yosemite LLC** for \$2.9 million, or \$138,095 per unit. **Sean Holamon** of **Capstone** represented the buyer in the transaction, while **Jason Koch** of **Capstone** represented the seller.

The three-story building offers one-bedroom units, eight of which were recently renovated. The property also features on-site laundry facilities; off-street parking; and a new roof, boiler and exterior walk-ups.

■ **AURORA –** The 12-unit apartment complex at 2365 Emporia St. in Aurora recently traded between two undisclosed investors. The property sold for \$2.1 million, or \$175,000 per unit. **Keith Hardy**, **Scott Fetter** and **Joe Hornstein** of **NorthPeak Commercial Advisors** represented the buyer in the off-market transaction, while **David Barocas** of **NorthPeak Commercial Advisors** represented the seller.

"Our team recently worked with the buyer to purchase the property next door, and with the seller considering a sale as well, it made perfect sense for the buyer to step in and purchase this asset to assemble a larger foothold next to the popular Stanley Marketplace," Barocas commented on the transaction. ▲



Boomer Beatty

## Hat Trick

Continued from Page 20

**Estate** represented the seller.

Built in 1976, the property comprises warehouse and office space with a reception area and an employee break room. The property features floor drains, a swamp cooler, paint mixing room, parts storage area, various loading capabilities, a fenced yard and 15 parking spaces.

■ **FORT COLLINS –** A new car wash facility and convenience store property were proposed for

separate sites in Fort Collins.

If built, the car wash would sit on a 1.37-acre parcel at 825 N. College Ave. The property would include a drive-thru car wash with parking spaces, vacuum equipment, three pay stations, shared access with the Human Bean coffee shop at 821 N. College Ave. and employee parking.

Additionally, a 5,312-sf convenience store with fuel sales is proposed at a 16.7-acre site directly north of East Prospect Road and directly west of Interstate 25. The property would be accessible

from Southwest Frontage Road and include a full-service kitchen and fuel canopy with 16 fueling positions.

Both proposed developments are subject to administrative review.

■ **GREELEY – D & N Houska Family LLC** purchased the approximately 492-sf Ziggie's Coffee property at 5815 W. 20th St. in Greeley from **Family Grind LLC** for \$1.63 million. **Jake Hallauer** of **NAI Affinity** represented the buyer in the transaction,

while **Aki Palmer** and **Cole Van-Meveren** of **Cushman & Wakefield** represented the seller.

According to Hallauer, the cash-flow investment was desirable to the buyer because of its stable occupancy by Ziggie's, which renewed its long-term lease in conjunction with the sales transaction. Hallauer said the buyer also

liked the property's location in Northern Colorado, a market it's familiar with.

■ **DENVER – Jori Hayes** of **SVN | Denver Commercial** recently brokered two retail leases in Denver. Hayes represented tenant **Petite Gateaux**, which is associated with **Gateaux Bakery**, in a 3,500-sf lease at 200 Quebec St. Additionally, she represented tenant **Power Estate Sale** in a 2,500-sf lease at 2715 and 2717 Colorado Blvd. Terms of the retail transactions were undisclosed. ▲



Jake Hallauer

# Finance

## Piper Sandler secures \$57M for NoCo subdivision project

by Jenna Walters

KEENESBURG – Piper Sandler Special District Group arranged a \$57 million loan for infrastructure development at a master planned community in Weld County.

The specialty financing group secured the tax-exempt bonds for the Pioneer Community

Authority Board. The funds will be used for the initial build-out of the 3,500-acre Fruition Colorado subdivision in Keenesburg. Initial site work will be on the raw water and wastewater gathering and treatment infrastructure.

“We were incredibly fortunate to be able to work with Piper

Sandler to finance our initial infrastructure needs so that we can fulfill our commitment of bringing more attainable housing to the Keenesburg community,” said Joel Farkas, developer of Fruition Colorado.

Upon completion, Fruition Colorado will offer 3,400 homes, comprising approximately 1,000

traditional single-family homes and 2,400 modern-manufactured homes. Construction is set to begin by year-end, with the first home delivered in 2023.

“Securing early-stage capital for a major attainable housing development in one of the fastest growing regions of Colorado allows our clients to develop

land and build homes for a portion of the market that is in immense demand and dire supply,” said Jonathan Heroux, managing director of the Special District Group at Piper Sandler. “This is just one of the many ways we are addressing housing affordability in Colorado.” ▲

## PlattPointe Capital arranges construction loan for condos

by Jenna Walters

FRASER – PlattPointe Capital secured \$25.5 million for a condominium development near Winter Park Ski Resort.

The capital advisory firm worked on behalf of an undisclosed sponsor to arrange the two-year senior construction loan through First Western

Trust. The funds will be used to develop a 140-unit condo project in Fraser.

While PlattPointe Capital declined to release the name or address of the development, the firm said it will feature two-bedroom, two-bathroom units averaging 1,000 square feet, to be completed in three

phases. Each unit will include a one-car garage and luxury interior finishes.

According to PlattPointe Capital, the senior loan pairs with an \$8.51 million subordinate debt investment that was arranged by the firm last year as a part of the sponsor’s original land acquisition. ▲



A new condominium property will be developed in Fraser with funds secured by PlattPointe Capital.

## Boulder

Continued from Page 1

student housing market, is a diamond in the rough. It’s one of a kind,” Epp added.

Brickstone said it will launch a comprehensive, two-year renovation program aimed at “making the property nearly new again.” Improvements will be

made to the community’s unit interior finishes, including cabinetry, countertops, appliances, flooring, lighting and plumbing fixtures. Additionally, the buyer will upgrade the life safety features, amenities, clubhouse and exterior landscaping at Kensington Apartments. The firm will

spend approximately \$21 million on the renovations.

“We are excited to add Kensington Apartments to our extensive portfolio of Colorado communities and for the opportunity to enhance the property to better serve the needs and desires of its residents and of this great

city and institution,” said Daniel Otis, founder of Brickstone. “With the iconic Flatirons as a backdrop, Boulder is one of the most beautiful places to live in the nation. The city continues to grow rapidly because of the prestige of the university and the rapid influx of technology

companies choosing to call Boulder home. With our investment in Kensington, we look forward to contributing to this dynamic growth by providing a safe, fully renovated community that caters to the active and modern lifestyle that Boulder residents desire today.” ▲

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## Law & Accounting

# Opportunities despite bankruptcy and tightening credit

Rising interest rates, increased consumer staple prices, flat wages and general talk of an impending recession have the prospect of rising bankruptcy rates on the minds of many, including real estate professionals. Per the current unofficial statistics from the District of Colorado Bankruptcy Court, year-to-date bankruptcy filings in Chapter 7 and Chapter 11 cases, which generally capture non-farm business bankruptcy cases that span liquidations to reorganizations, are fairly stable. In 2021, Colorado saw 8,512 Chapter 7 cases and 62 Chapter 11 cases filed. In 2022, as of Aug. 28, Colorado has seen 2,431 Chapter 7 cases and 39 Chapter 11 cases filed. However, four of the 39 Chapter 11 cases were filed in August alone. To say there is a causal link between that increase and the June interest rate hike is speculative; still, tightening credit and dwindling reserves of dry powder may play into the spike, which may foreshadow the future. Further, recent news reports state that lenders are setting aside cash to cover troubled loans. So, what are the signs to watch for, and what changes and opportunities in the real estate market are on the horizon?

■ **Brace for stricter due diligence.** As interest rates increase and the tide of rising property values recedes, equity cushions



Lucas L. Schneider  
Partner, Stinson LLP

level off. Lenders know that controlling costs and risk are essential when relying on favorable loan to value for either quickly flipping a distressed loan or as a cushion for any losses are no longer an option. The Great Recession improved practices in hiring more objective appraisers and more thorough investigation into applicants' finances, which transcends to the present. But we can expect to see lenders requiring, among other things, more diligence surrounding down payments, lien waivers and bonding, among other pre-closing and construction loan management practices.

■ **Beware the notices.** Notices of bankruptcy and intent to file lien statements, complaints, summonses and subpoenas – they can all appear, at first blush, to be routine forms. But the truth is, whether these arrive via first-class mail, registered mail or a process server, they are real legal processes that require the diligent attention of a professional. Aside from any legal proceedings, mechanics liens and breach of contract

lawsuits are frequently the first signs of troubled real estate projects. These can provide warning signs for real estate brokers and specialists about the risks of insolvency. However, disgruntled vendors and subcontractors are not necessarily the first sirens of distress. This author anecdotally can attest that several mechanics liens matters have crossed his desk in recent months, on otherwise apparently well-funded and run projects. These may indicate a larger trend across the industry that has yet to reveal itself statistically.

■ **The uninvited guests.** Here is the setup. A broker advises a commercial tenant on a lease of space in a mixed-use building. The building's property management recently turned over – no big deal. The parties are performing a relatively light investigation because they do these deals all of the time and the high-level terms have been resolved in principle since the first meeting months ago. There are rumblings of the word "trustee" or "receiver," or something along those lines, but never mind that. Another month passes, the lease is fully executed, and another month passes when suddenly, the tenant learns of a foreclosure sale of the building set for tomorrow. Foreclosure sales, very generally under Colorado statute 38-38-501(1), extinguish

subordinated leases, including this one, leaving the tenant, who put capital into the project already, left to vacate or renegotiate a new lease with a new and unknown building owner in the next few months. What could have happened?

Odds are the building was an asset either in a receivership or bankruptcy, subject to either various statutes and receivership orders or the Bankruptcy Code and various bankruptcy court orders. The vast majority of the time, what this means is that while the tenant thought it could do a deal directly with the building's property manager and execute an effective lease, other parties who were not involved were necessary participants. This may include no less than a receiver or trustee (and possibly a priority secured creditor) and either a state court or a bankruptcy court, all approving the lease under terms specifically crafted to the circumstances. These were necessary parties to the transaction to ensure it was both effective in accordance with various receivership or bankruptcy laws and orders and could survive future actions in the bankruptcy and foreclosure. The presence of a receiver, trustee or debtor-in-possession should not automatically preclude proceeding through a deal, in part because advanta-

geous transactions are possible. But leasing, brokering and other real estate professionals should be aware there are additional, non-routine steps necessary to be sure the business arrangement is consummated in an enforceable way.

■ **The opportunities.** This naturally segues into a positive consideration, that being the out-of-the-ordinary opportunities that arise in a recessionary climate for those real estate investors who planned for the hard times. For example, presuming all necessary due diligence is arranged and the appropriate legal process is followed, an opportunistic investor may spot a favorable asset in bankruptcy and purchase the same, free and clear of all liens and encumbrances, at a fortunate price. Paralleling that to a Colorado state receivership case, investors can contact receivers and obtain stipulations, court orders and ultimately closed transactions, for leases and purchases of distressed assets from receivership cases, at the right price. "Different" – whether used to describe the economic climate or the real estate market generally – does not necessarily mean "negative," and these ensuing different times present an added layer of considerations for savvy real estate professionals. ▲

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571-302-6692  
www.atslab.com

## SECURITY SERVICES

**Advantage Security, Inc.**  
Jeff Rauske  
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303-755-4407  
www.advantagesecurityinc.com

## SIGNAGE

**DaVinci Sign Systems, Inc.**  
Eric Senesac  
eric@davincisign.com  
970-203-9292  
www.davincisign.com

## SNOW REMOVAL

**CAM – Common Area Maintenance Services**  
Shanae Dix, CSP  
shanae@camcolorado.com  
303-295-2424  
www.camcolorado.com

## Facilities Contracting, Inc.

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www.facilitiescontracting.com

## Martinson Services

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anataf@martinsonservices.com  
303-424-3708  
www.martinsonservices.com

## SMS, Snow Management Services, LLC

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## Snow Pros Inc. Sitesource CAM

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## SOLAR

**Douglass Colony Group**  
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## SOUND MASKING

**C2 - Conceptual Connectivity**  
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tom@C2team.com  
720-341-6644  
www.c2team.com

## Margenau Associates

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## STRUCTURED CABLING

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## SWEEPING

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www.martinsonservices.com

## Top Gun Pressure Washing Inc.

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720-540-4880  
www.topgunpressurewashing.com

## TENNIS COURTS

**Coatings Inc.**  
George Tavarez  
gtavarez@coatingsinc.net  
303-423-4303  
www.coatingsinc.net

## TREE AND LAWN CARE

**SavATree**  
Brad Maddy  
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www.savatree.com

## WEATHERPROOFING

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## Douglass Colony Group

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## WeatherSure Systems, Inc.

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## WINDOW CLEANING

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Reach property managers and building owners every issue.

If your firm would like to participate in this directory, please contact Lori Golightly at lgolightly@crej.com or 303-623-1148 x 102



# Construction, Design & Engineering

## Pinkard tops out Carraway on Penn multifamily, delivering in October

Pinkard Construction and OZ Architecture completed the external structure for Carraway on Penn, a new 42-unit, approximately 34,619-square-foot multifamily property. The project is located two blocks from the Louisiana/Pearl light-rail station in Denver's Platt Park neighborhood. Confluent Development, in partnership with Narrate Cos., is the project owner, and construction is anticipated to be completed in October.

Tony Burke, president and chief operating officer of Pinkard, says the project is a natural fit for Pinkard's teams, which have extensive experience building multifamily projects across Colorado.

"Carraway on Penn repre-



The complex site geometry, a triangle, inspired the team to pay attention to key corners and show restraint along the street edges.

sents a unique project for Confluent Development in the Platt Park neighborhood, one that will accommodate the increasing demand among residents

for high-end, sophisticated apartment living in this community but at more attainable price points," said Santiago Escobedo, development direc-

tor at Confluent Development. "The project will incorporate features that adapt to today's changing workplace, such as shared workspaces and boutiques, upscale finishes, and will appeal to those seeking an active yet simplistic lifestyle with convenient access to mass transit, parks and recreation, and nearby shopping and dining."

Matt Chiodini, associate principal at OZ Architecture, said the goal with Carraway on Penn is to complement the historical components of the neighborhood while providing a thoughtful, modern living experience that will deliver lasting value.

"The complex site geometry, a triangle, inspired our team

to pay special attention to key corners and show restraint along the street edges. Sensitivity to the building entries and window openings led to a unique asset that will provide much-needed housing in the heart of South Pearl district," said Chiodini.

"We couldn't be more excited to partner with Confluent Development on this project in an extremely supply-constrained submarket in Denver. Working in partnership with OZ Architecture and Pinkard Construction, we have a first-class team and look forward to bringing this project to fruition," said Adam Fenton of Narrate Cos. ▲

## AspenX premium retail, experiential concept is at the epicenter of Aspen's Gondola Plaza

Aspen Skiing Co. last winter announced the launch of AspenX, a new premium retail and experiential concept that will extend the destination to become a global performance living brand. The space includes a Prada collection, Elevated Bike Rentals, and a full-service espresso bar and small food service area.

Rowland+Broughton Architecture/Urban Design/Interior Design is the architect of record for the project, which was built by FCI Constructors.

The concept design was created by Cinco Design of Portland, Oregon.

A combination of ebonized oak and bleached oak (cabinets are ebonized, seating is bleached) were the primary materials used throughout. The dropped ceiling incorporated vertical extruded aluminum in rectangular extrusions to make the space feel more spacious.

"We are so thrilled to have played a role in the design of the new AspenX retail store, which brings together high-level

design and a new high-level alpine retail brand," said architect Sarah Broughton, FAIA, NCIDQ.

"Over the last 12 years, with an eye on sustainability and aligning with their core values, we have partnered on nearly 20 projects with Aspen Skiing Co., including element 47 and The Aspen Shop at The Little Nell, Limelight Aspen, Cloud 9 Bistro on Aspen Highlands and Aspen Mountain Club atop Ajax." ▲



The space includes a full-service espresso bar.

Shawn O'Connor

## Prologis delivers 141,524-sf Broadway Distribution Center in central Denver

Arch-Con Corp. completed Prologis' new Prologis Broadway Distribution Center, a 141,524-square-foot Class A industrial/distribution building at 6300 N. Broadway. It is fully leased to Target Corp. Designed by Powers Brown

Architecture and developed by Prologis, the building features a Class A office build-to-suit, 32-foot clear height, 9-by-10-foot dock-high doors, 12-by-14-foot drive-in doors, trailer and auto parking, ESFR sprinklers, LED light-

ing and reliable power.

Electrical engineering was performed by A&E Design with mechanical and plumbing engineering by Thompson Engineering Inc. Peak Engineering Inc. was the structural engineer. ▲



Sound dampening was a main concern for the adjacent tenants, so a rubber flooring system was installed throughout the space.

## Snyder completes tenant build-out for latest Rumble Boxing

Snyder Building Construction completed its second Rumble Boxing, this time located at Orchard Park Place in Westminster. Rumble Boxing is "group fitness for the individual" with a 45-minute intense strength and cardio workout set to custom hip-hop and house music with lighting to match the energizing vibe.

Snyder Building performed the 3,200-square-foot build-out of the gym space, lobby, restrooms and utility closet. The left side of the gym includes metal I-beam support for the water bags used in the boxing routines and the right side of

the gym is outfitted with weight benches and free weights for resistance training. The client opted for a concealed structural steel rack for the boxing bags. Sound dampening was a main concern for the adjacent tenants, so a rubber flooring system was installed throughout the space. Acoustical sealant was applied at the top of the walls and an isolation pad was installed at the bottom of the walls to minimize vibrations and sound. The walls were built with a double layer of sheetrock to provide extra sound protection. An audio-visual system was installed to provide specialty lighting. ▲

## The Crest at Woodmen is underway on its 3rd phase

Realm Realty began construction on a 79,576-square-foot Floor & Décor, which is slated to be open next year, as part of the third phase of the Crest at Woodmen, a 77-acre mixed-use development in Colorado Springs.

The Crest also will deliver

296 Class A apartment units by The Garrett Cos. as well as retail opportunities consisting of three free-standing pads and two 6,350-sf multitenant floater buildings (both inline and drive-thru space) that are available for lease. ▲



# Construction, Design & Engineering



Range at Reunion features a pool and clubhouse.

## CSI Construction delivers Range at Reunion multifamily project in Commerce City area

AH Apartments LLC, affiliated with Southwestern Realty Corp., developed Range at Reunion. The 180-unit complex is located on 7.2 acres at the southwest corner of East 104th Avenue and Chambers Road in Commerce City. CSI Construction broke ground on the \$42.5 million project in early 2020. Pivotal Architecture PC designed the complex.

"Creating a desirable but functional space for the future tenants was key for this design," said architect Will Salas. "Although the area is experiencing tremendous commercial growth, residential development was difficult to realize financial viability. However, by using a simpler design and a HUD guaranteed insured mortgage, this project was able to come to fruition."

Greystone & Company Inc. arranged a HUD 221(d)(4) loan.

Amenities include a clubhouse with games, fitness center, pool, built-in grill, conference room, spa, carports, dog park, private garages, hot tub, fire pit, and package delivery lockers.

Lita Dirks provided interior design, while Henry Design Group was the landscape architect. ▲

## Frontier Airlines, DIA break ground on 14-gate facility

Frontier Airlines is building a 120,000-square-foot ground boarding facility on the east end of Concourse A at Denver International Airport. The project includes the remodeling of 83,000 sf of space, along with a 37,000-sf expansion area. The facility will feature 14 gates and an adjacent 8,000-sf maintenance facility.

"We're thrilled to join with our partners at Denver International Airport and the city of Denver to break ground on this new facility, which will provide a beautiful, convenient, customer-centric experience for departing and arriving Frontier passengers," said

Please see **Frontier**, Page 43

## High-Iron 40 development project seeks 1-story height increase

Isele 40th Avenue LLC, the owner and developer of the High-Iron 40 project in Elyria-Swansea, has entered into a partnership agreement with LDG Development – the nation's 12th largest developer – for development of High-Iron 40. Located at 2535 E. 40th Ave., the site was purchased in 2018,

and, once completed, it will provide a total of approximately 900 units of multifamily housing, 10% of which will serve residents earning 60% of the area median income.

At the time of purchase, Isele worked with Denver Community Planning and Devel-

Please see **High-Iron**, Page 43

## Business News

### Vertex acquires Fulcrum LLC to expand its management, consulting services nationwide

Vertex, a portfolio company of Wind Point Partners, acquired Fulcrum LLC, a premier construction management consulting services firm that is well-positioned to serve its clients throughout the life of their project by providing due diligence, preconstruction, construction and operations support, and serving clients across North America.

"The addition of Fulcrum to our team will not only enhance our project advisory practice, but also expand our resources in key markets," said Bill McConnell PE, CEO of Vertex. "This partnership was a fit from the start

based on the alignment of our respective cultures. Moreover, Fulcrum's staff members will have an opportunity for further growth by adding expert support for our surety work and other service areas where we have regional staffing gaps."

Mark Degenars, president of Vertex's Construction Consulting Services, said, "The strength of the Fulcrum team and synergies were obvious from the onset. Our combined team of construction project advisory experts will enhance both the employee and client experience. This partnership provides our clients with additional expert

resources and stronger geographic coverage, while also providing our employees more exciting career opportunities."

"The synergy created by the Vertex/Fulcrum combination will provide seamless opportunities for current and future clients to enjoy the convenience of one-stop shopping together with the customized benefits of specialized attention on an impressive list of professional services," said Hugh Coyle, CEO and manager of Fulcrum.

Fulcrum is Vertex's second acquisition since partnering with Wind Point in August 2021. ▲

### GH Phipps wins Associated General Contractors awards

GH Phipps received two awards from the Associated General Contractors during the organization's recent annual awards event: the Construction Health and Safety Excellence Award (AGC and Occupational Safety and Health partnership) and the Colorado Stormwater Excellence Program Award (public and private partnership to improve water quality in our state).

"Achieving the highest standards in construction health and safety is a critical priority

for GH Phipps, and to be recognized with the Construction Health and Safety Excellence award by the AGC is a tremendous honor and validation of our efforts," said Shane Humphrey, GH Phipps field operations director. "Water quality is incredibly important to Colorado's future, and our company is well aware of the role we play in delivering this resource. To be recognized with the Colorado Stormwater Excellence Program Award is another great honor for our company." ▲

## Construction begins on 'Community of Good Neighbors' in Littleton's Trailhead Community

General Contractor, K2 Residential Solutions broke ground on Trailhead Community's affordable housing project in Littleton. The 80-unit apartment

complex will allocate 50% of the units to adults with intellectual and developmental disabilities, and the other 50% will be occupied by seniors and

working professionals. A cooperative management model will integrate residents to create an intentional and synergistic community.

K2 Residential Solutions anticipates it will take approximately 20 months to complete the project. The building will include state-of-the-art technology and "universal design" features to promote independence and safety for all residents. On-site concierge staff will provide 24/7 oversight for health and safety,

Please see **Trailhead**, Page 43



The building will include state-of-the-art technology and "universal design" features to promote independence and safety for all residents.



The unique barn structure first envisioned in Burnco's Milliken facility houses a plant.

### Burnco Colorado's new Kiowa Batch Plant is underway

McCauley Constructors broke ground last month on Burnco's new Kiowa Batch Plant facility in Prairie View Industrial Park, located at 8750 Alan Ridge Drive. The Kiowa Batch Plant sits within a rural community and has been designed to complement its neighboring surroundings. The unique barn structure first envisioned in

Burnco's Milliken facility houses a plant standing at 55 feet, 6 inches in height, including 5,224 square feet of plant space, and 1,255 sf of functional and office space, including its mezzanine. The facility expands Burnco's ability to serve the Front Range community with safe, quality and sustainable concrete solutions. ▲

# Construction, Design & Engineering Directory: Contractors

**Our Readers are Your Prospects** If your firm would like to participate in this directory, please contact Lori Golightly at lgolightly@crej.com or 303-623-1148 x 102

	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
<b>CONTRACTORS</b>											
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<b>Boots Construction Company</b> www.bootsconstruction.com	•	•	•	•			•	•			<b>Jim Boots</b> jboots@bootsconstruction.com
<b>Brinkman Construction</b> www.brinkmanconstruction.com	•	•	•	•	•	•	•	•	•		<b>Peter Meyer</b> pete.meyer@brinkmanconstruction.com
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<b>Bryan Construction Inc.</b> www.bryanconstruction.com	•	•	•	•	•	•	•	•	•		<b>Vince Shoemaker</b> vshoemaker@bryanconstruction.com
<b>Calcon Constructors, Inc.</b> www.calconci.com	•	•		•	•	•	•	•	•	Affordable Housing, Education, Data Center, Recreational	<b>Brian Mortimore</b> Bmortimore@calconci.com
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<b>Centerre Construction</b> www.centerre.com		•	•	•		•	•	•			<b>David J. Hritz</b> dhritz@centerre.com
<b>CFC Construction</b> www.cfcc.com	•	•		•	•	•	•	•	•	Student Housing	<b>Orville Hinerman</b> orville.hinerman@cfcc.com
<b>ColoCorp</b> www.colocorpbuilder.com	•	•	•	•	•		•	•		Tenant Finish	<b>Travis Hossfeld</b> travis@colocorpbuilder.com
<b>CSI Construction Company</b> www.csigc.com	•	•	•	•	•	•	•	•	•	Self-Storage	<b>Gabe Godwin</b> ggodwin@csigc.com
<b>dcb construction. inc.</b> www.dcb1.com	•	•	•	•	•		•	•		Design/Build, Architecture	<b>Rudy Reynolds</b> rreynolds@dcb1.com
<b>Deneuve Construction Services</b> www.deneuveconstruction.com	•	•	•	•	•	•	•	•	•	Affordable Housing	<b>David Garabed</b> dgarabed@deneuveconstruction.com
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<b>Flintco</b> www.flintco.com	•	•	•	•	•	•	•			Advanced Industries, Aviation, Education, Sports and Recreation	<b>J.W. Stamison</b> jw.stamison@flintco.com
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<b>Haselden Construction, LLC</b> www.haselden.com	•	•	•	•	•	•	•	•	•	K-12, Higher Education and Churches	<b>Eric Blanke</b> ericblanke@haselden.com
<b>Hensel Phelps</b> www.henselphelps.com	•	•	•	•	•	•	•	•		Government, Aviation, Aero- space, Research/Laboratories	<b>Lenee Koch</b> lkoch@henselphelps.com
<b>Himmelman Construction Inc.</b> www.himmelmanconstruction.com	•	•	•	•			•	•		K-12 Education, Higher Education, Worship, Tenant Finish	<b>Karen Irwin</b> karen@himmelmanconstruction.com
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<b>JE Dunn Construction Denver</b> www.jedunn.com	•	•	•	•	•	•	•	•	•	Higher Education, Advanced Industries, Data Center and Science & Technology	<b>Dustin Liljehorn</b> dustin.liljehorn@jedunn.com
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<b>Jordy Construction</b> www.jordyconstruction.com	•	•	•	•	•		•	•	•	Tenant Finish, Restaurants, Education, Aerospace, Churches, Data Centers	<b>Charles Jordy</b> charles@jordyconstruction.com
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<b>Kiewit Building Group Inc.</b> www.kiewit.com	•	•	•	•	•	•	•			Higher Education, Federal, Government, Aerospace	<b>Adam Lucero</b> adam.lucero@kiewit.com
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<b>Mark Young Construction</b> www.markyoungconstruction.com	•	•	•	•	•		•	•	•		<b>Dennis Wolfe</b> dwolfe@markyoungconstruction.com

# CDE Directory: Contractors (cont.) + Tenant Finish

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<b>CONTRACTORS</b>											
<b>Martines Palmeiro Construction(MPC)</b> www.mpconstruct.com	•	•		•	•	•	•	•	•		<b>Chelsey Dohrn</b> cdohrn@mpconstruct.com
<b>Maxwell Builders, Inc.</b> www.maxwellbuilders.net			•	•			•	•			<b>Dave Maxwell</b> dmaxwell@maxwellbuilders.net
<b>McCauley Constructors</b> www.mccauleyconstructors.com	•	•	•	•	•	•	•	•	•	Aviation, Storage & Personal Warehouse, Recreation, Education, Government, Worship	<b>Liz Newman</b> Liz.newman@mccauleyconstructors.com
<b>Mortenson</b> www.mortenson.com/denver	•	•	•	•	•	•	•	•	•		<b>Gene Hodge</b> gene.hodge@mortenson.com
<b>MW GOLDEN CONSTRUCTORS</b> www.mwgoldenconstructors.com	•	•	•	•	•	•	•	•	•		<b>Jason Golden</b> info@mwgolden.com
<b>Palace Construction – Contractors</b> www.palaceconst.com	•		•		•	•	•	•	•	Restoration, Repair, Renovation, K-12, Higher Education, Religious	<b>Garth Geer</b> ggeer@palaceconst.com
<b>Pinkard Construction Company</b> www.pinkardcc.com	•	•	•	•	•	•	•	•	•		<b>Jim Mellor</b> jim.mellor@pinkardcc.com
<b>Precision Contractors</b> www.precision-contractors.com	•	•	•	•	•	•	•	•	•	Restaurant	<b>Jason Nagaki</b> jasonnagaki@precision-contractors.com
<b>Provident Construction</b> www.providentconstruction.com	•	•		•	•		•	•			<b>Rod Tabberer</b> rtabberer@providentconstruction.com
<b>Roche Constructors, Inc.</b> www.rocheconstructors.com	•	•	•	•	•	•	•	•	•		<b>A.J. Roche</b> aroche@rocheconstructors.com
<b>Sampson Construction</b> www.sampson-construction.com	•	•	•	•	•	•	•	•	•	K-12 Education, Higher Education, Aviation, Athletic & Recreation, Government	<b>Kevin Sladovnik</b> Kevin.Sladovnik@sampson-construction.com
<b>Saunders Construction, Inc.</b> www.saundersinc.com	•	•	•	•	•	•	•	•	•		<b>Justin Cooper</b> J.Cooper@saundersinc.com
<b>Schneider Building Company</b> www.schneiderbuildingcompany.com/	•	•			•	•	•				<b>Lucas Fay</b> Luke@schneiderbc.com
<b>Scheiner Commercial Group, Inc.</b> www.scheinercg.com	•	•		•			•	•	•	Restaurants, Financial Institutions, Churches	<b>Lisa Macneir</b> lisa@scheinercg.com
<b>Shames Construction</b> www.shames.com	•		•	•	•		•	•		Grocery, Entertainment, Warehouse, Storage, Restaurants, Financial Institutions	<b>Sherry Bartholomew</b> SBartholomew@shames.com
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<b>Snyder Building Construction</b> www.snyderbuilding.com	•	•	•	•	•		•	•		Interior TI, Ground Up, Restaurant	<b>Mindy Davine</b> mdavine@snyderbuilding.com
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<b>Waner Construction Company</b> www.wanerconstruction.com	•	•	•	•	•		•	•			<b>Mike Eustace</b> meustace@wanerconstruction.com
<b>W.E. O'Neil Construction Company of Colorado</b> www.weoneil.com	•		•	•	•	•	•	•	•		<b>Todd Guthrie</b> tguthrie@weoneil.com
<b>The Weitz Company</b> www.weitz.com	•	•	•	•	•	•	•	•	•		<b>Bruce Porter</b> bruce.porter@weitz.com
<b>White Construction Group</b> www.whitecg.com	•	•	•	•	•	•	•	•	•	Higher Education	<b>Dan Rondinelli</b> drondinelli@whitecg.com

	Financial Services	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Restaurant	Retail	Senior Housing	Other	Contact
<b>TENANT FINISH (continued next page)</b>													
<b>Bryan Construction Inc.</b> www.bryanconstruction.com	•	•	•	•	•			•		•			<b>Vince Shoemaker</b> vshoemaker@bryanconstruction.com
<b>Coda Construction Group</b> www.codacg.com	•	•	•	•	•			•	•	•	•		<b>Jennifer Byrden</b> jbyrden@codacg.com
<b>Epic Construction Inc.</b> www.epic-construction.com	•				•			•	•	•			<b>Chris Strom</b> cstrom@epic-construction.com
<b>EJCM Construction Management</b> www.ejcm.com	•	•	•		•	•		•	•	•			<b>Bill Brauer</b> bbrauer@ejcm.com
<b>Facilities Contracting, Inc.</b> www.facilitiescontracting.com	•	•			•	•		•		•	•		<b>Michael McKesson</b> mmckesson@facilitiescontracting.com
<b>GE Johnson</b> www.gejohnson.com	•	•	•	•	•	•		•					<b>Michelle Robinette</b> robinettem@gejohnson.com

# CDE Directory: Tenant Finish(cont.) + Architects

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	Financial Services	Flex/Office	Hospitality	Industrial	Medical Office/Health Care	Mixed-Use	Multifamily	Office	Restaurant	Retail	Senior Housing	Other	Contact
<b>TENANT FINISH</b>													
<b>Howell Construction</b> www.howelldenver.com	•	•	•	•	•	•		•	•	•			<b>Andy Stewart, P.E., LEED AP</b> astewart@howelldenver.com
<b>Jordy Construction</b> www.jordyconstruction.com	•	•	•	•	•	•		•	•	•	•	Restaurants, Education, Aerospace, Churches, Data Centers	<b>Charles Jordy</b> charles@jordyconstruction.com
<b>Kennerly Construction</b> www.kennerlyconst.com	•		•	•	•			•		•		Libraries	<b>Scott Kennerly</b> Scott@KennerlyConst.com
<b>Layton Construction</b> www.laytonconstruction.com	•	•	•	•	•	•		•	•	•			<b>Bryce Durke</b> bdurke@laytonconstruction.com
<b>Martines Palmeiro Construction</b> www.mpconstruct.com			•	•	•	•		•		•	•		<b>Chelsey Dohrn</b> cdohrn@mpconstruct.com
<b>Maxwell Builders, Inc.</b> www.maxwellbuilders.net	•				•			•	•	•			<b>Dave Maxwell</b> dmaxwell@maxwellbuilders.net
<b>Precision Contractors</b> www.precision-contractors.com	•	•	•	•	•	•		•	•	•	•		<b>Jason Nagaki</b> jasonnagaki@precision-contractors.com
<b>Provident Construction</b> www.providentconstruction.com	•	•	•		•	•		•	•	•			<b>Rod Tabberer</b> rtabberer@providentconstruction.com
<b>Sbarra Construction West, Inc.</b> www.scwconstruction.com		•	•	•	•			•	•	•			<b>Tony Sbarra</b> tony@scwconstruction.com
<b>Scheiner Commercial Group, Inc. (SCG)</b> www.scheinercg.com	•	•	•		•			•	•	•	•	Churches	<b>Lisa Macneir</b> lisa@scheinercg.com
<b>Swinerton</b> www.swinerton.com	•	•	•	•	•	•	•	•	•	•	•	Advanced Technology and Education	<b>Josh Leen</b> jleen@swinerton.com
<b>Turner Construction Company</b> www.turnerconstruction.com/office-network/denver	•	•	•	•	•	•	•	•	•	•		Higher Education	<b>Eric Kesti</b> ekesti@tcco.com
<b>The Weitz Company</b> www.weitz.com	•	•	•		•	•	•	•	•	•	•	Higher Education	<b>Don Gallup</b> don.gallup@weitz.com

	Flex/Office	Hospitality	Industrial	Medical Office/Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
<b>ARCHITECTS</b>											
<b>Abel Design Group, Ltd.</b> www.abeldesigngroup.com	•	•		•	•	•	•	•		Higher Education	<b>Laura Swank</b> lswank@abeldesigngroup.com
<b>Acquilano</b> www.acquilano.com	•	•			•		•	•		Tenant Improvement	<b>Drew Marlow</b> drew@acquilano.com
<b>Anderson Hallas Architects</b> www.andarch.com	•	•			•		•			Adaptive Reuse	<b>Wells Squier</b> wellssquier@andarch.com
<b>[au]workshop architects+urbanists</b> www.auworkshop.co/		•			•	•	•	•		Civic	<b>Randy Shortridge</b> rshortridge@auworkshop.co
<b>CannonDesign</b> www.cannondesign.com	•	•		•	•	•	•			K-12, Higher Education, Engineering	<b>Tim Barr</b> tbarr@cannondesign.com
<b>Carvell Architects</b> www.carvellarchitects.com	•	•		•	•	•	•	•	•	Student, Affordable, & Market Rate Housing and Higher Education	<b>Christopher Carvell</b> chris@carvellarchitects.com
<b>Collab Architecture</b> www.collabarchitects.com/	•	•	•	•	•	•	•	•		K-12, Higher Education, Tenant Improvement	<b>Jordan Lockner</b> jordan@collabarchitects.com
<b>CSHQA</b> www.cshqa.com	•	•			•	•	•	•		Modular	<b>Jesse Goldman, AIA, LEED AP, NCARB</b> Jesse.goldman@cshqa.com
<b>Davis Partnership Architects</b> www.davispartnership.com	•	•	•	•	•	•	•	•	•	Tenant Improvement	<b>Kyle Hoogewind</b> kyle.hoogewind@davispartnership.com
<b>DLR Group</b> www.dlrgroup.com	•	•	•	•	•		•	•		K-12, Higher Education, Engineering	<b>Amy Hoffman</b> ahoffman@dlrgroup.com
<b>DTJ DESIGN</b> www.dtjdesign.com		•			•	•	•		•	Residential	<b>Lori Cady</b> lcady@dtjdesign.com
<b>EYP Architecture &amp; Engineering</b> www.eypae.com				•			•		•	Higher Education, Government	<b>Akshay Sangolli</b> asangolli@eypae.com
<b>Fentress Architects</b> www.fentressarchitects.com	•	•	•	•	•		•		•		<b>Karen Gilbert</b> kgilbert@fentressarchitects.com
<b>Galloway</b> www.gallowayus.com	•	•	•		•	•	•	•	•		<b>Kristoffer Kenton, AIA, NCARB</b> kristofferkenton@gallowayus.com
<b>Gensler</b> www.gensler.com	•	•		•	•	•	•	•			<b>Megan Espinosa</b> megan_espinosa@gensler.com
<b>Godden Sudik Architects</b> www.goddensudik.com					•	•	•	•	•		<b>Paul Brady</b> pbrady@goddensudik.com
<b>Grey Wolf Architecture</b> www.greywolfstudio.com	•		•		•		•				<b>Kenneth W. Harshman, AIA</b> kharshman@greywolfstudio.com
<b>HB&amp;A Architecture &amp; Planning</b> Woman-Owned Small Business (WOSB) www.hbaa.com	•		•		•	•	•	•	•	Sensitive Information Facilities	<b>Andrea Barker</b> andrea.barker@hbaa.com
<b>HKS</b> www.hksinc.com		•		•	•		•	•		Mission Critical, Sports, Education, Higher Ed	<b>Mackenzie McHale</b> mmchale@hksinc.com
<b>hord coplan macht</b> www.hcm2.com				•	•	•			•		<b>Adele Willson AIA, LEED AP, ALEP</b> awillson@hcm2.com
<b>IA Interior Architects</b> www.interiorarchitects.com	•	•		•			•	•		Tenant Improvement	<b>Kindell Williams, LEED AP BD + C</b> k.williams@interiorarchitects.com

# CDE Directory: Architects (cont.) + Engineers

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	Flex/Office	Hospitality	Industrial	Medical Office/Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
<b>ARCHITECTS</b>											
<b>Intergroup Architects</b> www.igarch.com	•		•	•	•	•	•	•		Municipal, Site Planning, Tenant Improvement	<b>Linda Svege, CPSM</b> lsvege@igarch.com
<b>KEPHART community :: planning :: architecture</b> www.kephart.com					•	•			•		<b>Jamie Goldman</b> jamieg@kephart.com
<b>KTGY</b> www.ktgy.com		•		•	•	•	•	•	•	Architecture, Branding, Interiors, Planning	<b>Nathan Sciarra</b> nsciarra@ktgy.com
<b>LAI Design Group</b> www.laidesigngroup.com	•	•	•	•	•	•	•	•	•	Land Planning, Entitlements, Landscape Architecture	<b>Kenneth Puncerelli</b> kpuncerelli@LAIdesigngroup.com
<b>MOA ARCHITECTURE</b> www.moaarch.com	•		•	•	•		•	•	•		<b>Taylor Coe</b> tcoe@moaarch.com
<b>OZ Architecture</b> www.ozarch.com	•	•	•	•	•	•	•		•	Public	<b>Cayti Stein</b> cstein@ozarch.com
<b>Page</b> www.pagethink.com	•	•	•	•	•	•	•	•	•	Aviation, Student Housing, Higher Ed, Data Centers	<b>Jay Sabatini</b> jwsabatini@pagethink.com
<b>Perkins&amp;Will</b> https://perkinswill.com/studio/denver/	•	•		•	•		•	•		Sports, Recreation & Entertainment, Science and Technology, Higher Education	<b>Jenny Stephens</b> jenny.stephens@perkinswill.com
<b>Pivotal Architecture, PC</b> www.pivotal-arch.com					•	•					<b>Shelbi Kristie</b> shelbik@pivotal-arch.com
<b>RATIO</b> www.ratiodesign.com	•	•			•	•	•			Libraries, K12, Higher ED, Preservation	<b>Kitty Yuen</b> kyuen@ratiodesign.com
<b>Roth Sheppard Architects</b> www.rothsheppard.com	•	•	•	•	•		•	•		Municipal, Residential	<b>Gen Hicks</b> ghicks@rothsheppard.com
<b>Rowland+Broughton Architecture / Urban Design / Interior Design</b> www.rowlandbroughton.com	•	•			•		•		•		<b>Karley Bessez</b> kbsez@rowlandbroughton.com
<b>RTA Architects</b> www.rtaarchitects.com	•			•			•	•	•	K-12 Education; Higher Education; Community/Civic; Adaptive Reuse	<b>Valerie Jackson</b> valerie@rtaarchitects.com
<b>Stantec</b> www.stantec.com	•	•						•		Tenant Improvement	<b>Mundi Wahlberg</b> mundi.wahlberg@stantec.com
<b>Tryba Architects</b> www.trybaarchitects.com	•	•	•	•	•	•	•	•	•		<b>William Moon</b> bmoon@trybaarchitects.com
<b>Venture Architecture</b> www.venturearchitecture.com	•	•	•		•	•	•				<b>Martin Goldstein</b> martin@venturearchitecture.com
<b>VFLA Architecture + Interiors</b> www.Vfla.com	•	•	•	•	•	•	•	•		Municipal, Higher Ed, Libraries, Residential	<b>Chris Aronson</b> chris@vfla.com
<b>VTBS Architects</b> www.vtbs.com		•			•	•		•	•		<b>Britt Nelson</b> bnelson@vtbs.com

	Civil/ Site Design	Construction Material Testing	Electrical	Environmental	Geologic	Geotechnical	Mechanical	Structural	Surveying/ GPS	Traffic Studies and Transportation	Water Resources	Other	Contact
<b>ENGINEERS</b>													
<b>68West, Inc.</b> www.68west.com	•										•		<b>A. J. Zabbia Jr., PE, CCE</b> zabbia@68west.com
<b>A.G. Wassenaar, Inc.</b> www.agwco.com		•		•	•	•							<b>Kenneth R. Broseghini, PE</b> broseghini@agwco.com
<b>Bowman</b> www.bowman.com	•		•			•		•	•	•		Commissioning, Energy Modeling, Utility Rebates	<b>Peter D'Antonio</b> pdantonio@bowman.com
<b>BranchPattern</b> www.Branchpattern.com			•			•					•	Pavement Data Collection for Road Asset Management	<b>Miles Dake</b> miles.d@branchpattern.com
<b>CTL Thompson</b> www.ctlt.com		•		•	•	•		•					<b>Shawn Fitzhugh</b> sfitzhugh@ctltompson.com
<b>DMA Engineering</b> https://www.dma-eng.com/							•						<b>Steven Forrester</b> stevenf@dma-eng.com
<b>ECS Southwest, LLP</b> www.ecslimited.com		•		•	•	•						Energy	<b>Jason Dowdy</b> JDowdy@ecslimited.com

# CDE Directory: Engineers(cont.) + Interior Design

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	Civil/ Site Design	Construction Material Testing	Electrical	Environmental	Geologic	Geotechnical	Mechanical	Structural	Surveying/ GPS	Traffic Studies and Transportation	Water Resources	Other	Contact
<b>ENGINEERS</b>													
<b>Enayat Schneider Smith Engineering, Inc.</b> www.essdenver.com	•							•					<b>Halima Enayat</b> 720-519-3940
<b>EPS Group, Inc.</b> www.epsgroupinc.com	•								•	•	•		<b>Scott Elliot</b> Scott.Elliot@epsgroupinc.com
<b>Felsburg Holt &amp; Ullevig</b> www.fhueng.com										•			<b>Christopher Fasching</b> chris.fasching@fhueng.com
<b>Galloway</b> www.gallowayus.com	•		•				•	•	•	•	•		<b>Carl Schmidlein, P.E., LEED AP</b> carlschmidlein@gallowayUS.com
<b>George &amp; Associates Consulting Engineers</b> https://gaceng.net/	•												<b>Richard Noakes</b> Rnoakes@gaceng.net
<b>Ground Engineering Consultants</b> www.groundeng.com		•		•		•							<b>Tom Buelt</b> tomb@groundeng.com
<b>HRGreen</b> www.hrgreen.com	•									•	•	<b>Fiber &amp; Broadband, Storm water</b>	<b>Greg Panza</b> gpanza@hrgreen.com
<b>IMEG</b> www.imegcorp.com	•		•										<b>Architectural Lighting</b> <b>Craig Watts</b> craig.a.watts@imegcorp.com
<b>Jordan &amp; Skala Engineers</b> http://www.jordanskala.com			•				•	•					<b>Plumbing, Sustainability</b> <b>Matt Marvel</b> mmarvel@jordanskala.com
<b>Kimley-Horn and Associates, Inc.</b> www.kimley-horn.com			•	•			•	•		•	•	<b>Landscape Architecture, Parking, Transportation, Telecommunications</b>	<b>Randall Phelps</b> randall.phelps@kimley-horn.com
<b>Kumar &amp; Associates, Inc.</b> www.kumarusa.com		•		•	•	•							<b>Jim Noll, P.E.</b> kadenver@kumarusa.com
<b>Manhard Consulting</b> www.manhard.com	•								•	•	•		<b>Surveying</b> <b>Dan Madison</b> dmadison@manhard.com
<b>Martin/Martin Consulting Engineers</b> www.martinmartin.com	•							•	•	•	•		<b>Investigative/Forensic and Construction Engineering</b> <b>Linda Kelly</b> lkelly@martinmartin.com
<b>Matrix Design Group</b> www.matrixdesigngroup.com	•							•		•	•		<b>Patrick Chelin PE</b> patrick_chelin@matrixdesigngroup.com
<b>MDP Engineering Group, P.C.</b> www.mdpeg.com			•			•							<b>Plumbing</b> <b>Angela Blue</b> ablue@mdpeg.com
<b>ME Engineers, Inc.</b> www.me-engineers.com			•			•							<b>Architectural and sports lighting, technology</b> <b>Angela Innes</b> angela.innes@me-engineers.com
<b>Olsson</b> www.olssonassociates.com	•	•	•	•		•	•	•	•	•	•		<b>Telecommunications, Power Delivery, Data Centers</b> <b>Edie Adams</b> eadams@olssonassociates.com
<b>Plant Engineering Consultants</b> https://planteci.com/			•				•						<b>Plumbing/Process Piping &amp; Integrated Technology</b> <b>Dan Spohn</b> dspohn@planteci.com
<b>Redland</b> www.redland.com	•										•		<b>Planning, Landscape Architecture, Construction Management</b> <b>Mike Pietschmann</b> mpietschmann@redland.com
<b>RockSol Consulting Group, Inc.</b> www.rocksol.com		•				•							<b>Crystal O'Neal</b> oneal@rocksol.com
<b>SynEnergy LLC</b> www.synenergyllc.com			•				•						<b>Plumbing, Sustainable Design, Energy Modeling &amp; MWBE Certified</b> <b>Mina McCullom</b> mina.mccullom@SynEnergyLLC.com
<b>Terracon</b> www.terracon.com		•		•		•							<b>Robert Cords</b> rmcords@terracon.com
<b>The Vertex Companies, Inc.</b> www.vertexeng.com	•							•					<b>Sam McGlamery</b> smcglamery@vertexeng.com

	Financial Services	Hospitality	Industrial/ Flex	Medical Office/ Health Care	Multifamily	Office/ Corporate	Office/ Law	Office/ Tech	Restaurant/ F&B	Retail	Senior Housing	Other	Contact
<b>INTERIOR DESIGN</b>													
<b>Abel Design Group</b> www.abeldesigngroup.com	•	•	•			•	•	•	•	•			<b>Laura Swank</b> lswank@abeldesigngroup.com
<b>ACQUILANO</b> www.acquilano.com	•	•	•	•		•	•	•	•	•			<b>Drew Marlow</b> drew@acquilano.com
<b>Anderson Mason Dale</b> www.amdarchitects.com			•	•	•	•	•	•		•	•	<b>Education</b>	<b>Gillian Johnson</b> gjohnson@amdarchitects.com
<b>Davis Partnership Architects</b> www.davispartnership.com	•	•	•	•	•	•	•	•	•	•	•		<b>Kyle Hoogewind</b> Kyle.Hoogewind@davispartnership.com
<b>Design Studio Blue</b> www.designstudio-blue.com	•			•		•	•	•	•		•		<b>Rebecca Brennan, RID   CID   CHID w/ EDAC   IIDA   LEED AP</b> rebecca@designstudio-blue.com
<b>DLR Group</b> www.dlrgroup.com						•							<b>Angela Castleton</b> acastleton@dlrgroup.com
<b>Elsy Studios</b> www.elsystudios.com				•	•	•	•	•		•		<b>Government, Residential</b>	<b>Lynn Coit, ASID</b> lynn@elsystudios.com
<b>Gensler</b> www.gensler.com	•	•	•	•	•	•	•	•	•	•			<b>Repositioning/ Landlord Services</b> <b>Megan Espinosa</b> megan_espinosa@gensler.com
<b>Grey Wolf Architecture</b> www.greywolfstudio.com			•			•				•			<b>Kenneth W. Harshman, AIA</b> kharshman@greywolfstudio.com

# CDE Directory: Interior Design (cont.)

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	Financial Services	Hospitality	Industrial/Flex	Medical Office/Health Care	Multifamily	Office/Corporate	Office/Law	Office/Tech	Restaurant/F&B	Retail	Senior Housing	Other	Contact
<b>INTERIOR DESIGN</b>													
<b>IA Interior Architects</b> www.interiorarchitects.com	•	•	•	•		•	•	•	•	•		Graphic Design, Lighting Design Services, Repositioning Landlord Services, Govt.	<b>Kindell Williams</b> k.williams@interiorarchitects.com
<b>Kestrel Design Group</b> www.kestrelgd.com	•	•	•	•		•	•	•	•	•		Adaptive Reuse, Higher Education, Aerospace, SCIF	<b>Richard Moore</b> rmoore@kestrelgd.com
<b>KIEDING</b> www.kieding.com	•		•	•		•	•	•					<b>Tia Jenkins</b> tjenkins@kieding.com
<b>Kimberly Timmons Interiors</b> www.ktinteriors.com		•							•			Interior Merchandising, High-End Residential	<b>Kimberly Timmons-Beutner</b> kimberlyt@ktinteriors.com
<b>MOA Architecture</b> www.moaarch.com	•	•	•	•		•	•	•	•	•	•		<b>Taylor Coe</b> tcoe@moaarch.com
<b>OZ Architecture</b> www.ozarch.com		•			•	•		•	•	•	•		<b>Cayti Stein</b> cstein@ozarch.com
<b>Planning Solutions</b> www.tenantplanningsolutions.com						•							<b>Beth O'Neill</b> beth@planningsolutions.org
<b>RATIO</b> www.ratiodesign.com	•				•	•	•	•				Higher Education, Historic Preservation, Aerospace, Government	<b>Kitty Yuen</b> kyuen@ratiodesign.com
<b>Senger Design Group</b> www.sengerdesigngroup.com		•	•	•	•	•	•	•	•	•	•	Affordable Housing, Government, Military, Religious	<b>Cindy Senger</b> csenger@sengerdesigngroup.com
<b>Shears Adkins Rockmore Architects</b> www.sararch.com		•		•	•	•	•	•	•	•	•		<b>Brittany Walker</b> www.sararch.com
<b>Stantec</b> www.stantec.com	•	•	•		•	•	•	•		•	•		<b>Mundi Wahlberg</b> mundi.wahlberg@stantec.com
<b>Studio 10 Interior Design</b> www.studio10interiordesign.com		•			•	•	•	•	•	•	•	Clubhouses and Community Centers	<b>Kristen Terjesen</b> kristen@studio10interiordesign.com
<b>TRIO</b> www.Triodesign.com		•			•	•	•	•	•		•	Model Homes, Clubhouses	<b>Carrie Firmine</b> cfirmine@triodesign.com
<b>Venture Architecture</b> www.venturearchitecture.com	•		•		•	•	•	•	•				<b>Megan Mahaffey</b> megan@venturearchitecture.com

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# Land Development RESOURCE DIRECTORY

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### BROKERS (LAND)

#### Antonoff & Company

Tom Kaufman  
303-669-8118  
[tkaufman5@gmail.com](mailto:tkaufman5@gmail.com)  
[www.antonoff.com](http://www.antonoff.com)

#### Capstone Companies

Travis Hodge  
404-259-8171  
[thodge@capstone-companies.com](mailto:thodge@capstone-companies.com)  
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720-297-6667  
[abobay@capstone-companies.com](mailto:abobay@capstone-companies.com)  
[www.capstone-companies.com](http://www.capstone-companies.com)

#### CBRE

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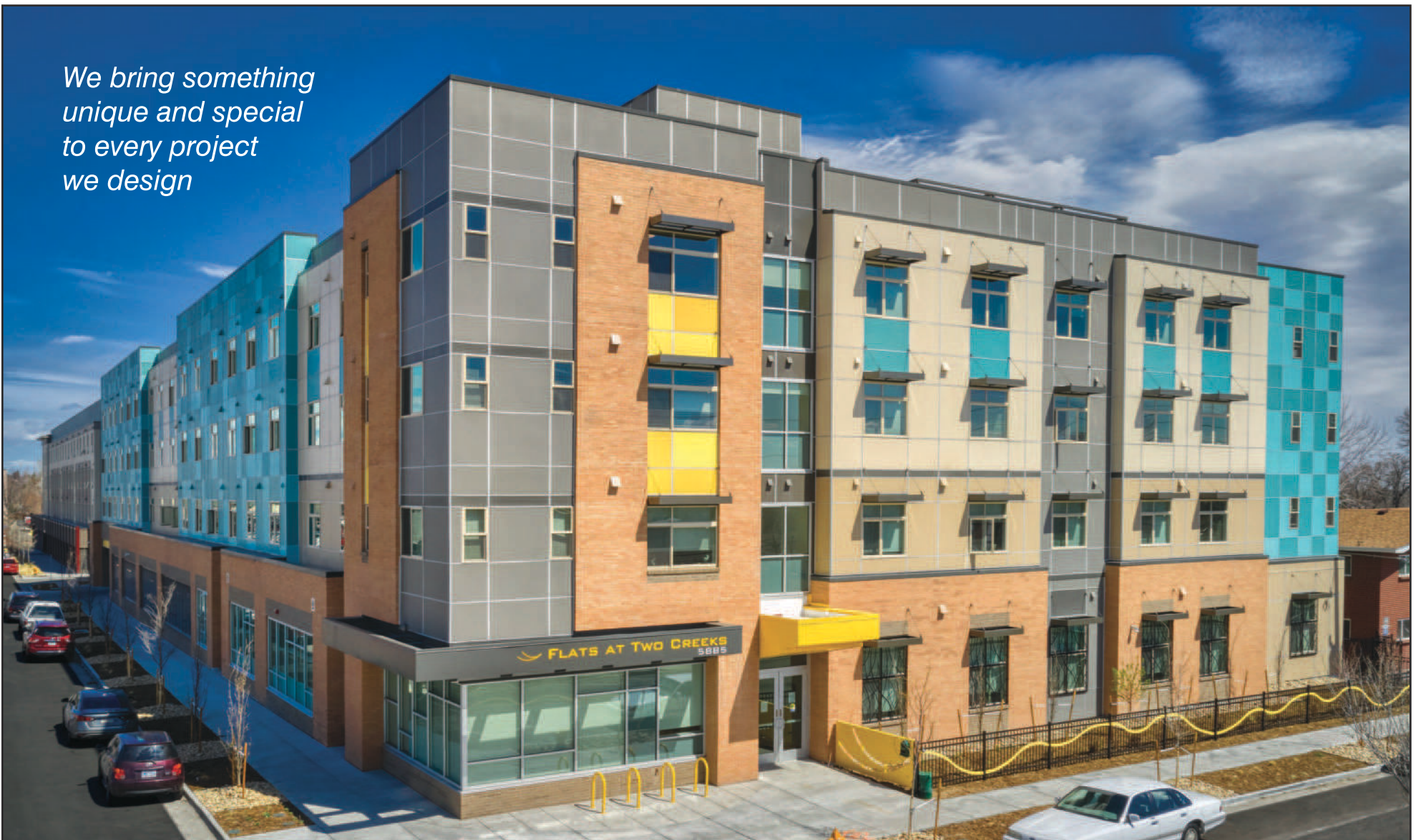
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# Who's News

**Matt Small, CLARB, SITES AP,** joined **RVI Planning + LA** as director of landscape architecture.



Matt Small

Small has provided landscape architecture services in Colorado for more than 20 years. His experience includes planning and designing projects including commercial, residential, mixed-use, and hospitality real estate development, nationally and internationally.

**Ryan Schatzman** joined the firm as director of creative strategy.

Schatzman has worked with global product companies for the past 13 years and in various Colorado design organizations since 2017. He will focus on helping developers and builders across the country work more closely with local communities through collaborative design processes based in human empathy and lifestyle understanding.



Ryan Schatzman

**Will Wagenlander** joined the firm as director of planning.

Wagenlander, a Colorado native, is a planner and urban designer who focuses on collaborating with public and private clients to provide planning processes that identify implementable and contextually responsive solutions for local communities. ▲



Will Wagenlander

**Hannah Strianese** joined **CSHQA** as administrative assistant. She has more than 10



Hannah Strianese

years of experience in the wellness, fine arts, education and finance industries, including customer service, social media marketing, vendor coordination and training.

Strianese earned her Bachelor of Arts in literature from Purchase College in New York. ▲

**Kathryn Lawrie** joined **Trio Design** as president of the newly formed sister company



Kathryn Lawrie

**Bode & Well by Angela Harris,** the product development arm of the Trio business.

Lawrie has more than 16 years of experience

in product development, licensing, sales and corporate marketing.

Prior to joining the organization, Lawrie was vice president of licensing and corporate marketing for Springs Creative; she handled multimillion-dollar budgets with Disney, Marvel, Nintendo, Microsoft/Minecraft, Universal, Paramount, Nickelodeon and more. Experienced in design, development, sourcing and procurement, Lawrie's career began in the gift and home industry where she led several home textile and decorative accessory brands, both licensed and proprietary. ▲

**Steve Kakaty** joined **Stonebridge Cos.** as chief investment officer.



Steve Kakaty

With more than 16 years of experience in the real estate industry, Kakaty will spearhead Stonebridge's real estate platform.

Previously, Kakaty worked at Rockwood Capital, supporting both the firm's acquisitions and asset management efforts across its hospitality investments. Along with his experience at Rockwood, he also was an associate at Cushman & Wakefield, where he focused on appraisals in the lodging sector.

He received a Bachelor of Science from Cornell University's School of Hotel Administration. ▲

**Alice Lesnic and Tierra Coxsey** joined **Kairoi Residential.**

Lesnic will serve as the assistant community director at The Alcott. Coxsey will serve as the assistant community director at The Confluence.

Also, **Ashley Swanson** was promoted to community director at Aspire.

And **Eddy Hendrixson** was promoted to assistant service manager at The Station at Riverfront Park. ▲

**Karrie Simmons** joined **Rocky Mountain Communities** as vice president of finance.



Karrie Simmons

She will oversee all finance and accounting for Rocky Mountain Communities including owning annual budgets, overseeing cash management, structuring and negotiating loan and partnership documents, managing partnerships in cooperation with legal counsel and more.

Simmons has 19 progressive years of accounting and finance experience. Her primary functions have included preparation and variance anal-

ysis of financial statements, budget preparation and comparisons, cash flow analysis, audit preparation and coordination, internal rate of revenue calculations, defeasance calculations and 704(b) analysis. She also has experience with fund accounting, private equity accounting and corporate accounting. Her specialties include fund accounting, 704(b) analysis, partnership accounting, corporate accounting and low-income housing tax credits.

Simmons earned her bachelor's degree at Doane College and her Master of Business Administration from Regis University. ▲

**Megan Espinosa** joined **Dig Studio** as associate and marketing manager.

Espinosa is a seasoned marketer in the architecture, engineering, design and construction industry.

She will focus on managing the marketing efforts of Dig Studio's Denver and Phoenix offices, growing their landscape architecture, planning and design services. Espinosa previously was marketing manager at Gensler's Denver office.

Espinosa earned a Bachelor



Megan Espinosa

of Science in business administration from Washington University in St. Louis. ▲

**Ben Kendall** joined **Broe Real Estate Group** as senior vice president multifamily.

In his new role, Kendall will



Ben Kendall

lead expansion of BREG's multifamily projects, which stretch from Colorado to Georgia and California. Kendall joins BREG following six years at Holland Partner Group, where his responsibilities included site identification and acquisition, due diligence, development, marketing and leasing. ▲

**Matrix Group Inc.** promoted **Katie Mitchell** to vice president.

Mitchell is responsible for overseeing the operation of the management company and the performance of Matrix's portfolio of properties.



Katie Mitchell

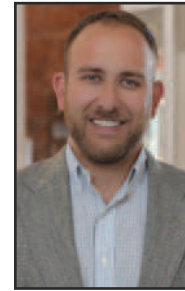
She is dedicated to training and supporting her team, implementing processes to ensure a high level of pro-

ductivity and customer service, and collaborating closely with acquisitions, accounting, construction, maintenance and leasing. Previously, she managed historic Class A retail and office buildings for Jamestown LP and Lincoln Property Co. in San Francisco.

Mitchell's credentials include LEED GA and BOMA RPA certifications, and she is a licensed broker in California and Colorado. ▲

**Bart Allen** joined **Tributary Real Estate** as broker associate.

Allen has more than four years of experience in commercial real estate. Previously, he served in



Bart Allen

transaction and analyst roles at both JLL and CBRE. He also gained experience in capital sourcing and analytics as part of the team at DePaul Real Estate Advisors, where he was responsible for performing cash flow analyses and underwriting transactions for acquisitions and dispositions of new property.

Allen is a board member for the Society of Orphaned Armenian Relief, a nonprofit organization dedicated to pro-

*Continued on Page 43*

## High Fives!

### BOMA volunteers renovate Mile High Behavioral Healthcare Center in Aurora

Denver Metro Building Owners and Managers Association members joined together in August to renovate the Mile High Behavioral Healthcare Center in Aurora for its annual workday program.

This year, 14 businesses donated more than \$50,000 in goods and labor to renovate the building and more than 45 volunteers representing 27 different BOMA organizations showed up to volunteer their time to restore the building. Renovation projects included: demolition and trash hauling; installing a food pantry and outdoor vegetable garden; recalking all windows and installing window films; full landscape overhaul including removal of intrusive shrubbery and trees; painting entire facility; electrical wiring; full deep clean; and more.

"Mile High Behavioral Healthcare would not be able to rehab this much-needed Family Preservation Program without all of the amazing



BOMA volunteers renovate Mile High Behavioral Healthcare Center.

help and donations from the many contractors in BOMA community," said Anna Miller, director of business development and public relations. The program, slated to open and begin services in late fall, will serve youth, adolescents and families throughout the community. It will provide behavioral health care and an adolescent drop-in program; and it will house the Colfax

Community Network, a community food pantry.

Donors of goods and labor included: AVI Roofing and WeatherSure Systems, Blue Mesa Electric, Brightview Landscaping, Bristol Botanicals, Demo Solutions, Elevator Technicians, JLS Landscape, JRB Services, Pioneer, PMG, Preferred Painting, SavATree, Solar Vision and Stellar Painting. ▲

## Who's News

Continued from Page 42

viding humanitarian relief to orphaned Armenians. He has served as a buddy mentor for Big Brothers Big Sisters since 2019 and is a member of both the Denver Rescue Mission and Mile High Young Professionals.

Allen received a master's degree in real estate and the built environment from the University of Denver and a bachelor's degree in business administration from the University of Arizona. ▲

**Michael Conway** joined **Berkadia** as senior director of Berkadia JV Equity & Structured Capital, which specializes in arranging joint-venture equity and structured capital from a wide variety of institutional sources, both domestic and international.



Michael Conway

Based in Denver, Conway

will be responsible for capital raise execution and business development activities for the team.

Conway joins Berkadia from a national real estate advisory firm, where he was vice president of equity placement, and where he led equity capital raises for institutional and middle-market sponsors in the multifamily and build-to-rent sectors. ▲

**Thornton Tomasetti** promoted **Brian Hessler, PE**, to project engineer in its Denver office.

Hessler has more than five years of structural design experience and specializes in such areas as steel building design as well as the design and renovation of life sciences campuses. He serves as construction administration coordinator for Flora, a 12-story apartment tower now underway in Denver's River North Art Dis-



Brian Hessler

trict. Hessler's other project work includes the 585,000-square-foot 10 World Trade Center in Boston and the University of Connecticut's Science 1 building, a 200,000-sf science, technology, engineering and math research facility in Storrs.

A graduate of Texas A&M University, he holds a bachelor's degree in civil engineering and a master's degree in civil engineering with a focus on structural engineering. ▲

**Adam Pasha, CPA**, was promoted to chief accounting officer at **Zeppelin Development**, where he will lead the company's accounting and administrative responsibilities related to both its current holdings and development projects. He has been with Zeppelin Development since 2018, when he joined the organization as controller. A Denver



Adam Pasha

native, Pasha earned bachelor's and master's degrees from the University of Colorado Boulder.

Also, **Jenna Edwards** was promoted to chief financial officer. Edwards has been with Zeppelin Development since 2014 and most recently held the position of director of finance. Previously, she spent over a decade in commercial real estate banking with U.S. Bank, Vectra Bank and Regions Bank. Edwards is a graduate of the University of Alabama in Huntsville and majored in finance.



Jenna Edwards

Lastly, **Jamey Bridges** was promoted to director of real estate. He has been with the firm since 2012, and he has extensive expertise in sales and leasing. Bridges' role involves building and maintaining tenant relationships, representing the firm's values of community



Jamey Bridges

engagement and partnership. He has successfully preleased both commercial and residential buildings and consistently maintains a fully leased portfolio. ▲

**Andrew Fox** joined **Crosslands Construction and Development** as vice president of real estate development. He brings over a decade of commercial real estate experience to the team and will focus on growing the Development Co. – a new division of Crosslands Cos. Fox previously was with David Hicks and Lamport Brokerage, where he was a senior broker focusing on retail commercial space. ▲



Andrew Fox

## Frontier

Continued from Page 33

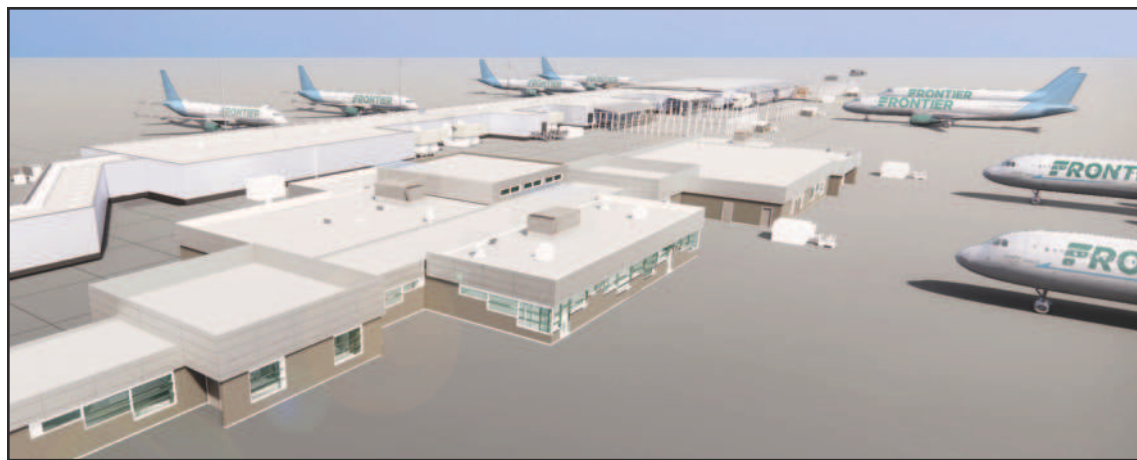
Barry Biffle, CEO of Frontier Airlines. Ground boarding will cut boarding and deplaning times in half by allowing customers access to aircraft from the front and rear.

The new facility will feature a variety of customer conveniences, including charging stations, a nursing room, pet relief area, food and retail operations and a customer service center. Escalators will transport customers from the existing Concourse A to the

new ground-level facility. Air stairs and switchback ramps will enable dual-door boarding and deplaning. Frontier will have preferential use and scheduling rights for the 14 gates, along with exclusive branding rights throughout the facility.

The new maintenance facility will allow for centralization of personnel and parts in close proximity to the gates.

The entire facility will be complete and operational by mid-2024. ▲



Frontier will have preferential use and scheduling rights for the 14 gates, along with exclusive branding rights throughout the facility.

## High-Iron

Continued from Page 33

opment on the site development concept plan to rezone the property from industrial to mixed-use, which includes residential. With the city's support, rezoning to MX-3 was approved by City Council in May 2019. As was the case with many development projects, the onset of the COVID-19 pandemic delayed plans to move forward.

Once activity resumed, Iselo moved forward to obtain final approval of the SDP, complete construction drawings for the first and second phases of the development, and submit the construction drawing for the first phase to the building department. In preparation for repurposing the existing building and construction of the first phase, Iselo proceeded in 2021 with interior demolition and asbestos remediation.



The development will include a public park and playground as part of the 2 acres of public open space.

As construction was ready to begin, the dramatic increase in construction costs and a rapidly changing financing environment caused Iselo to rethink its strategy and to seek a partner for the overall development: LDG.

The development will include a public park and playground as part of the 2 acres of

public open space, an agreement in the SDP, as well as a 2,000-square-foot community center. The SDP also includes a plaza that will be designed for the public to enjoy music and other arts-related events and festivities.

The Expanding Housing Affordability policy passed by Denver City Council in June

contains a provision allowing for an increase in height by one story if the developer commits 10% of the units to families earning 60% AMI. Iselo and LDG have asked the city for this increased height on two of the four projects to be developed on the site.

Under the current affordable housing agreement with the city, Iselo is required to provide 70 affordable units at 60% AMI in order to begin the fourth phase of the High-Iron 40 development. That phase is currently projected to start in 2024 at the earliest, with completion 24 months after construction begins. By incorporating the incentive changes in the EHA, however, not only will Iselo/LDG increase the number of affordable housing units by over 20%, but also they will incorporate many of those units in the first two phases of the project. ▲

## Trailhead

Continued from Page 33

facilitation of social events, coordination of meal preparation and nurturing engagement of mutual support between tenants.

The project, designed by KGA Studio Architects, includes intentional features to promote inclusion within the community including a sport court, soundproof multimedia room for music, large-screen viewing and mini jam sessions, a community kitchen and common dining room serving optional meals daily, an art studio, and large indoor and outdoor common areas.

Trailhead Community has partnered with First Western Trust Bank and Colorado Housing and Finance Authority to fund the construction of the nearly \$21 million building. ▲

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All Colorado Real Estate Journal conferences will adhere to Colorado Department of Public Health & Environment COVID-19 requirements.

7:00 - 7:25 a.m.

**Registration, Check-In and Networking**

7:25 - 7:30 a.m.

**Welcome and Opening Remarks**

**Emcee: RJ McArthur, CPA** - Partner, Plante Moran

7:30 - 8:00 a.m.

**Keynote Address: Global Economic and Capital Market Conditions**

**Presenter: Jim Baird** - Partner, CPA, CFP®, CIMA®, Plante Moran Financial Advisors Chief Investment Officer, Plante Moran

8:00 - 8:30 a.m.

**Construction Cost Update**

**Presenter: Brian Holland** - Director of Business Development, Mortenson

8:30 - 9:00 a.m.

**Capital Markets (Debt and Equity Placement, Construction Financing) and the Outlook for Interest Rates**

**Robert Bova** - Director, JLL Capital Markets  
**Alexandra Riggs** - Principal, Essex Financial Group

**Brian Fisher** - Senior Vice President - Producer, Northmarq

**Moderator: Zach Otte** - Senior Vice President, Plante Moran Real Estate Investment Advisors

9:00 - 9:30 a.m.

**Networking Break**

**Food & Beverage in Expo Hall**

9:30 - 10:15 a.m.

**Hot Topics Panel  
Tax Policy Developments,  
Legislative Updates, Tax Credits  
and More**

**Tax Legislative Updates: Ashley Paschke, CPA** - Partner, Real Estate, Plante Moran

**Data Analytics: Bob Tinglestad** - Principal, Plante Moran

**Cybersecurity: Scott Petree, CPA, CISA, CISSP, CFE, QSA** - Partner, Plante Moran

**Moderator: RJ McArthur, CPA** - Partner, Plante Moran

10:15 - 11:00 a.m.

**CFO Panel - Contractors**

**David Martino, CPA** - Chief Financial Officer, Saunders Construction

**Troy Schroeder, CPA** - Chief Financial Officer, Haselden Construction

**Michael J. Kehoe, CPA** - Vice President, Finance, PCL Construction Enterprises, Inc.

**Dave Maddocks, CPA** - Chief Financial Officer, Brinkman Construction

**Paul Crandall** - Chief Financial Officer, Catamount Constructors

**Moderator: Ashlyn Wilkes, CPA** - Tax Senior Manager, Plante Moran

11:00 - 11:45 a.m.

**CFO Panel - Developers**

**Cade Scholl** - Chief Financial Officer, Zocalo Community Development

**J. Derek Evans** - Chief Financial Officer, McWhinney

**Ian T. Nichols, CPA** - Senior Director, Flywheel Capital

**Troy Peterson** - Chief Financial Officer, Prime West Real Estate Services

**Moderator: Jeremy Wilson, CPA** - Partner, Plante Moran

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ROBINSON NEFF + RAGONETTI<sup>PC</sup>

AND



COLORADO REAL ESTATE JOURNAL

PRESENT

# 2022 Hotel

## SUMMIT & EXPO

**Monday**  
**October 24, 2022**  
(afternoon)

**The Cable Center**  
**2000 Buchtel Blvd. S.**  
**Denver, CO 80210**

**REGISTER NOW**  
[www.crej.com/events](http://www.crej.com/events)

**\$90 per person**

Checks, Visa, MasterCard and American Express accepted.

4 hours of real estate continuing education credit have been applied for.

All Colorado Real Estate Journal conferences will adhere to Colorado Department of Public Health & Environment COVID-19 requirements.

12:00 - 12:25 p.m.  
**Registration, Check-In and Networking**

12:25 - 12:30 p.m.  
**Welcome and Opening Remarks**  
Emcee: **Steven M. Cohen** - Shareholder, Otten Johnson Robinson Neff + Ragonetti PC

12:30 - 1:00 p.m.  
**The Current State of the National and Colorado Lodging Industry**  
**Emmy Hise** - Senior Director of Hospitality Analytics, CoStar Group

1:00 - 1:15 p.m.  
**The Current State of the Denver Convention and Tourism Industry**  
**Richard Scharf** - President/CEO, Visit Denver

1:15 - 1:45 p.m.  
**Broker Market Update and Review of Recent Hotel Transactions**  
**Larry Kaplan** - Executive Vice President, CBRE Hotels | Capital Markets  
**Michael Cahill, CRE, MAI, FRICS, CHA** - CEO and Founder, HREC Hospitality Real Estate Counselors  
**Moderator: Stephen R. Hennis, MAI, ISHC, CHA** - Founder, Hotology

1:45 - 2:30 p.m.  
**Brand Update and New Hotel Concepts**  
**Jason Gregorek** - Vice President, Development and Owner Relations, Hyatt Hotels Corp.  
**Bobby Molinary** - Senior Vice President, Lodging Development, Marriott International, Inc.  
**Michael Marquez** - Regional VP of Franchise Development, Wyndham Hotels and Resorts  
**Patrick Bursey** - VP, Hotel Development, Hard Rock International  
**Carolyn Falvey** - Director, Lifestyle & Premium Development - Southwestern Region, IHG Hotels & Resorts  
**Madison Schlieve** - Director, Development, Lifestyle and Premium Brands - Northwestern Region, IHG Hotels & Resorts  
**Moderator: Jack Paul** - Vice President of Hotel Operations, Stonebridge Companies

2:30 - 3:00 p.m.  
**Networking Break**  
**Food & Beverage in Expo Hall**

3:00 - 3:30 p.m.  
**Hotel Design and Construction**  
**Brian Weinmaster** - President / CEO, Alliance Construction Solutions  
**Nicole Nathan** - Partner, JOHNSON NATHAN STROHE  
**Erin Killian, LEED AP** - Associate, Semple Brown  
**Moderator: Rebecca Stone, AIA, LEED BD+C** - Principal, OZ Architecture

3:30 - 4:00 p.m.  
**Finance & Valuation Panel**  
**Mike Huth** - Executive Vice President, JLL Hotels & Hospitality  
**Brett Russell** - Director of Business Development, HVS  
**Tyler Dumon** - Director, Newmark  
**Moderator: Joe Won** - Vice President, Business Development, CoralTree Hospitality

4:00 - 4:45 p.m.  
**Development and Investment Panel**  
**Navin C. Dimond** - CEO and Chairman, Stonebridge Companies  
**Michael Everett** - President, NuovoRE  
**Thomas Luersen** - President, CoralTree Hospitality  
**Leon Hurley** - Managing Partner, Cypress 16  
**Dave Johnstone** - Chief Investment Officer - Hospitality, McWhinney  
**Moderator: Howard J. Pollack** - Shareholder, Otten Johnson Robinson Neff + Ragonetti PC

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AND



PRESENT

2022

# Private Capital Investment

## CONFERENCE AND EXPO

**Tuesday,  
October 25, 2022**  
(morning)

**The Cable Center  
2000 Buchtel Blvd. S.  
Denver, CO 80210**

**REGISTER NOW**  
[www.crej.com/events](http://www.crej.com/events)

**\$90 per person**

Checks, Visa, MasterCard and American Express accepted.

4 hours of real estate continuing education credit have been approved.

All Colorado Real Estate Journal conferences will adhere to Colorado Department of Public Health & Environment COVID-19 requirements.

7:00 – 7:25 a.m.

**Check-in, registration and networking**

7:25 – 7:30 a.m.

**Welcome and Opening Remarks: Opportunity and Risk in a Changing World**

**Emcee: Tom Konkol** - Partner, First Integrity Title Company

7:30 - 8:00 a.m.

**Office Investor Panel**

**Walt Koelbel** - Vice President - Commercial Real Estate, Koelbel and Company

**Doug McDonald** - Managing Principal, Bancroft Capital

**Rachel Vogel** - Senior Associate, Pennybacker Capital

**Stuart Ogilvie** - President, Ogilvie Properties, Inc.

**Moderator: Patrick Devereaux** - Senior Vice President, CBRE

8:00 - 8:30 a.m.

**Industrial Investor Panel**

**Ryan R. Good** - Managing Partner, Good Investment Partners

**Paul DeCrescentis** - President, DePaul Real Estate Advisors

**Kevin Stiles** - Director of Investments, MIG Real Estate

**Moderator: T. J. Smith, SIOR** - Principal, Colliers International

8:30 - 9:00 a.m.

**Keynote Presentation: The Debt Component - Revaluation of Private Equity Real Estate**

**Jeremy Thornton, CRE** - Executive Vice President, Capital Markets | Structured Finance Advisory Group, Colliers International

9:00 - 9:30 a.m.

**Networking Break  
Food & Beverage in Expo Hall**

9:30 - 10:00 a.m.

**Multifamily Investor Panel**

**William D. Evans** - Founder & Managing Director, Madison Realty Investors

**Terrance Doyle** - Founder, Managing Partner, VareCo

**Ted Halaby, Jr.** - CEO, Halaby Capital  
**Darren Everett** - Managing Principal, Two Arrows Group

**Moderator: Josh Newell** - Owner / Principal, Pinnacle Real Estate Advisors

10:00 - 10:30 a.m.

**Multifamily Broker Panel - Market Forecast**

**Joe Hornstein** - Principal, NorthPeak Commercial Advisors

**Craig Stack** - Senior Vice President | Multifamily Investments, Colliers International Denver

**Adam Riddle** - Partner, Capstone Companies

**Moderator: John Blackshire** - Vice President, Transwestern

10:30 - 11:00 a.m.

**Retail and NNN Investor Panel**

**Tucker Manion** - President, CentrePoint Properties

**Dan Grooters** - Principal, Sidford Capital LLC

**Nate Melchior** - Principal, Dunton Commercial

**Jeff Schmitz** - Partner, Emerging Capital, LLC

**Moderator: Tom Ethington** - Managing Partner, Blue West Capital

11:00 - 11:45 a.m.

**Placing Private Equity into Syndications and Partnerships**

**Adam Fenton** - Principal and Founder, Narrate Companies

**Andrew Gillespie** - Of Counsel, Stinson LLP

**Edie Suhr** - Chief Operating Officer & General Counsel, Forum Investment Group

**Moderator: Robert Edwards** - Managing Partner, Blue West Capital

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STINSON AND


  
 COLORADO REAL ESTATE JOURNAL  
 THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

PRESENT

# 2022 Condominium Development SUMMIT & EXPO

**Tuesday,  
October 25, 2022**  
(afternoon)

**The Cable Center  
2000 Buchtel Blvd. S.  
Denver, CO 80210**

**REGISTER NOW**  
[www.crej.com/events](http://www.crej.com/events)

**\$90 per person**

Checks, Visa, MasterCard and American Express accepted.

4 hours of real estate continuing education credit have been approved.

All Colorado Real Estate Journal conferences will adhere to Colorado Department of Public Health & Environment COVID-19 requirements.

12:00 - 12:25 p.m.  
**Check-in, Registration and Networking**

12:25 - 12:30 p.m.  
**Welcome & Opening Remarks**  
Emcee: **Ryan M. Sugden** - Partner, Stinson LLP

12:30 - 1:00 p.m.  
**Legal Update / Risk Mitigation Panel**  
**Clayton Sharkey** - Director of Client Services, IMA Corp.  
**Andy Van Gilder, CPCU** - Partner | Senior Vice President, USI Insurance Services  
Moderator: **Ryan M. Sugden** - Partner, Stinson LLP

1:00 - 2:00 p.m.  
**Developers' Perspective**  
**Mark Sheldon** - Area Manager - Colorado, AMACON  
**Peter Kudla** - President, Metropolitan Homes  
**Jason Sherrill** - Chief Executive Officer, Landmark Homes  
**David Lemnah** - President, Lokal Homes, LLC  
**Scott Axelrod** - President, MoonStar Investments  
**Chris Lonigro** - President, Generation Development  
Moderator: **Brian Levitt, MRECM, LEED AP** - President / Co-Founder, NAVA Real Estate Development

2:00 - 2:45 p.m.  
**Networking Break**  
**Food & Beverage in Expo Hall**

2:45 - 3:15 p.m.  
**Condo Development Finance Panel**  
**Nick Job** - Senior Vice President, FirstBank - Cherry Creek  
**Jason Aubrey** - Principal, PlattPointe Capital  
Moderator: **Jarrod Schleiger** - Market President, Bank of Colorado

3:15 - 4:00 p.m.  
**Contractors' and Architects' Perspectives**  
**Greg Krause** - Principal + Co-Founder, K2 Residential Solutions  
**Matt Huelskamp** - President, Hyder Construction  
**Kelly Davis, AIA, LEED AP** - Principal, OZ Architecture  
**David Daniel, AIA** - Principal, Davis Partnership Architects  
**Angela M. Harris** - CEO and Principal, TRIO  
Moderator: **David Carnicelli** - Principal, Commercial Studio Leader, Stantec

4:00 - 4:45 p.m.  
**Closing Thoughts / Broker Panel**  
**Dawn Raymond** - Broker Associate, Kentwood Cherry Creek  
**Brad Arnold** - Broker Associate, Slifer Smith & Frampton Real Estate  
**Susan Chong** - Principal Broker, Iconique Real Estate  
**Clem Rinehart** - Managing Broker & Owner, TreeHouse Real Estate  
**Rachel Gallegos** - Broker Associate, milehimodern  
Moderator: **Lori Greenly** - Founder, Denver High-Rise Living

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10.06.2022

# REGISTER NOW! OCTOBER 6, 2022



## NAIOP FIGHT NIGHT 2022

THURSDAY, OCTOBER 6, 2022

REELWORKS - RINO, DENVER | 1399 35th Street, Denver, CO

COCKTAILS 5:00 PM // DINNER 6:00 PM // BOXING 7:30 PM // AFTER PARTY 10:30 PM  
BLACK TIE // COCKTAIL ATTIRE SUGGESTED

VISIT [WWW.NAIOP-COLORADO.ORG/FIGHT-NIGHT](http://WWW.NAIOP-COLORADO.ORG/FIGHT-NIGHT) FOR MORE DETAILS AND TICKETS

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COMMERCIAL REAL ESTATE  
TRADESHOW!



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# NAIOP

COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

COLORADO CHAPTER

## UPCOMING EVENTS

- 09.08.2022 DL Leadership Spotlight Luncheon

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- 09.14.2022 DL Mentor Program: Soul Cycle & Leadership Panel

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- 09.14.2022 Fall Education Series: Survive & Thrive in a Recession—Capital Markets

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- 09.22.2022 Developers Showcase presented by Cushman & Wakefield

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- 09.28.2022 Fight Night 2022 presented by CoStar Group Weigh-In Party

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- 09.29.2022 DL Mentor Program: Team Building Event

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- 10.06.2022 Fight Night 2022 presented by CoStar Group Main Event

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- 10.10.2022 NAIOP Corporate CRE.Converge 2022

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- 10.13.2022 DL Leadership Spotlight Luncheon

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- 10.19.2022 Fall Education Series: Survive & Thrive in a Recession—Development & Construction

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- 10.26.2022 DL Mentor Program: Wrap-Up Event

---

- Nov 2022 Fall Breakfast

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- 11.10.2022 DL Leadership Spotlight Luncheon

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- 12.06.2022 DL Leadership Spotlight Luncheon

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- 12.08.2022 Annual Holiday Party

## SEPTEMBER 8 DL Leadership Insight Luncheon

Join the NAIOP Developing Leaders (DL) and First American Title-NCS on September 8, 2022 for the Leadership Spotlight and Committee Meeting featuring guest, Martha Weidmann, CEO and Co-Founder, NINE dot ARTS.

Don't miss this unique experience, designed to create an intimate gathering between DLs and leaders in the Denver business community in the industry.

VISIT [NAIOP-COLORADO.ORG](http://NAIOP-COLORADO.ORG) FOR MORE DETAILS

Thank You to Our Sponsors



## SEPTEMBER 14 DL Leadership, Entrepreneurs, and a SoulCycle Experience

The NAIOP Developing Leaders has partnered with BMC Investments, Forum Investment Group, East West Partners, and SoulCycle to bring you a curated and exclusive panel discussion with key industry leaders to include: Matt Joblon, CEO and Founding Partner of BMC Investments; Darren Fisk, Founder & CEO of Forum Investment Group; and Jay Lambiotte, Chief Financial Officer of East West Partners.

Our panel will focus on Teamwork, Leadership, Entrepreneurship, and Corporate Growth. The panel presentation precedes the exclusive SoulCycle event, filled only by the 64 panel participants. The panel will be from 2:00 pm to 3:00 pm and then we will immediately head over to SoulCycle Denver for a team building ride from 3:30 pm to 4:30pm.

VISIT [NAIOP-COLORADO.ORG](http://NAIOP-COLORADO.ORG) FOR MORE DETAILS

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## September 14 How to Survive & Thrive in a Recession: Capital Markets

Join us on September 14 for the next installment of the NAIOP Colorado 2022 Education Series: "How to Survive and Thrive in a Recession" - A survival guide for CRE professionals navigating the economic downturn.

Financing and capital markets are crucial tools to survive and thrive in a recession. How can you build up financial flexibility and capitalize on opportunities when financing is hard to come by? Hear from panelists on how to leverage your leverage to make the most of market cycles.

VISIT [NAIOP-COLORADO.ORG](http://NAIOP-COLORADO.ORG) FOR MORE DETAILS

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NAIOP Colorado and Cushman & Wakefield present...

COLORADO'S PREMIER COMMERCIAL REAL ESTATE TRADESHOW!

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# SALES | Warranty Deeds (August 4 - 24)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
AD	2365 EMPORIA LLC	2365 EMPORIA ST	AURORA	EMPORIA STREET APT 2 LLC	\$2,100,000.00	8/5/22	Residential
AD	MACON 1536 LLC	1536 MACON ST	AURORA	MONTEGO APT LLC	\$7,300,000.00	8/12/22	Residential
AD	COUNTRY CLUB VILLAGE TWO LLC	2731 W 120TH AVE	WESTMINSTER	OAKVIEW SHOPS LLC	\$2,360,000.00	8/2/22	Commercial
AD	LOWES HOME CENTERS LLC			SOUTHGATE AURORA LP	\$5,250,000.00	8/2/22	Exempt - Vacant
AD	VIA ESTRADA THORNTON LLC	13611 COLORADO BLVD	THORNTON	13611 THORNTON LLC	\$5,837,300.00	8/4/22	Commercial
AD	RAND INVEST INC			409 WEST 66TH AVENUE OWNER LLC	\$19,000,000.00	8/4/22	
AD	MCCALLIN REAL ESTATE LLC	6195 CLERMONT ST	COMMERCE CITY	6195 CLERMONT LLC	\$8,618,000.00	8/2/22	
AD	PRENTICE AVE APT LLC	189 S 50TH AVE	BRIGHTON	EMRLAND INVEST LLC	\$4,488,000.00	8/18/22	Commercial
AD	FRASER SERVICE CENTER LLC	3751 FRASER ST	AURORA	NICOLA 3751 FRASER LP	\$7,452,000.00	8/18/22	Commercial
AD	WINDOM PEAK PROPERTIES LLC			2T GRACE LLC	\$24,650,000.00	8/11/22	Residential
AD	NEXUS NORTH OWNER LLC	17195 E 85TH AVE	COMMERCE CITY	SCOUT COLD STORAGE COMMERCE CITY LLC	\$21,385,100.00	8/12/22	
AD	4915 E 52ND LLC			VOLUNTEERS AM COLO	\$5,714,700.00	8/4/22	Commercial
AD	BUBB LLC	4701 E 60TH AVE	COMMERCE CITY	SDF3 4701 E 60TH AVE LLC	\$5,000,000.00	8/2/22	Commercial
AD	JACK KENT MOTORS INC			BRC BIG CO JV II LLC	\$8,018,300.00	8/11/22	
AR	EDGE CHURCH	19697 E SMOKY HILL RD	CENTENNIAL	ONELIFE CHURCH	\$6,600,000.00	8/9/22	Religious Facilities
AR	ARABIAN HORSE ASSOC	10805 E BETHANY DR	AURORA	NEW POINT PROPERTIES LLC	\$2,160,000.00	7/29/22	Offices
AR	NANCY N SHARPE	5698 GREEN OAKS DR	GREENWOOD VILLAGE	POST FAMILY TRUST	\$2,160,000.00	8/1/22	
AR	YANKEESTEAL LLC	3325 S SANTA FE DR	ENGLEWOOD	TREA SP V ENGLEWOOD CO LLC	\$18,700,000.00	8/15/22	
AR	SOUTHGLENN SQUARE LLC	7562 S UNIVERSITY BLVD	CENTENNIAL	SG CENTENNIAL LP	\$9,000,000.00	8/3/22	Merchandising (all Retail)
AR	KG STORE 2304 LLC	5880 S ELK WAY	AURORA	DEEZ GAS STATIONS LLC	\$8,000,000.00	8/8/22	Special Purpose
AR	WINDERMERE 4675 LLC	4675 S WINDERMERE ST	ENGLEWOOD	BRIDGE HOUSE	\$2,650,000.00	8/9/22	Vacant Industrial PUD Lots
AR	KRF 4275 LLC	14305 E ALAMEDA AVE	AURORA	QUIKTRIP CORP	\$3,550,000.00	8/9/22	Banks
AR	AURKIN LLC	777 S SABLE BLVD	AURORA	AURORA COLO LLC	\$11,224,200.00	8/5/22	Tract
AR	CHRISTOPHER D & REBECCA A MORLEY	4601 S FRANKLIN ST	CHERRY HILLS VILLA	777 FRANKLIN REVOCABLE TRUST	\$7,450,000.00	8/5/22	Single Family Residential
BD	TABLE MOUNT LAND CATTLE 2 LLC	5629 PROSPECT RD	LONGMONT	TWIN OAKS LAND CATTLE LLC	\$3,000,000.00	7/19/22	IRRIGATED LAND-AGRICLTR.
BD	BOB CAHN HOMES INC	6443 LEGEND RIDGE TRL	NIWOT	MARANS FAMILY TRUST	\$2,995,000.00	8/4/22	SINGLE FAM.RES.-LAND
BD	WELLS FARGO BK	1420 CANYON BLVD	BOULDER	LOOKOUT LLC	\$3,900,000.00	8/3/22	BANK LAND
BD	2040 14TH STREET LLC	2040 14TH ST	BOULDER	2040 BOULDER LLC	\$8,600,000.00	7/25/22	OFFICES-LAND
BD	STEPHEN DALLA & KATHERINE MARIE DALLA BETTA	1136 WOODLAND CT	BOULDER	YUKO SANO SCHMITT REVOCABLE TRUST	\$2,695,000.00	7/20/22	SINGLE FAM.RES.-LAND
BD	2935 BASELINE ASSOC LLC	2935 BASELINE RD	BOULDER	HAYRIDE LLC	\$5,175,000.00	7/27/22	OFFICES-LAND
BD	BOULDER COMMUNITY HEALTH	5450 WESTERN AVE	BOULDER	WESTLAND DEVL SERVICES INC	\$7,000,000.00	8/1/22	MANUFCTNG/PROCESNG-LAND
BD	MILLBRAE SQUARE CO			ARETE ASSOC	\$9,950,000.00	8/8/22	MANUFCTNG/PROCESNG-LAND
BD	POND PATH LLC			1685 38TH OWNER LLC	\$85,250,000.00	7/27/22	OFFICE INDUSTRIAL
BD	MANEK ENTERPRISE LLC	317 EXEMPLA CIR	LAFAYETTE	JMK MANAGEMENT INC	\$12,500,000.00	7/27/22	LODGING-LAND
BD	260 PEARL LLC	1955 3RD ST UNIT 8	BOULDER	3RD CHAPTER LLC	\$3,406,600.00	8/8/22	
BD	MICHAEL C FRANSON	310 MORNING GLORY DR	BOULDER	RMFT LLC	\$2,150,000.00	7/19/22	UNKNOWN
BD	LAFAYETTE LAND LLC	1005 S 120TH ST	LAFAYETTE	333 PARK MACARTHUR LLC	\$8,650,000.00	7/21/22	SEVERED INTS-MINERALS
BD	JAMESLEE ENTERPRISES INC	130 E SPAULDING ST	LAFAYETTE	YODI SAN LLC	\$2,025,000.00	8/1/22	MERCHANDISING-LAND
BD	EARL KAPLAN REVOCABLE LIVING TRUST	770 CIRCLE DR	BOULDER	OSTELOI INVEST LLC	\$6,100,000.00	8/1/22	SINGLE FAM.RES.-LAND
BD	KENSINGTON APT BOULDER LLC	2950 BIXBY LN	BOULDER	2950 BOULDER I LLC	\$51,000,000.00	7/26/22	MULTI-UNITS(9+)-LAND
BR	6855 W 116TH LLC	6855 W 116TH AVE	BROOMFIELD	ALPINE POINTE LTD	\$2,525,000.00	8/10/22	CONTRACTING/SERVICE IMPS
DS	QUICK N CLEAN 83 LLC			COBBLESTONE DENVER PROPCO LLC	\$2,500,000.00	8/8/22	Commercial
DS	TERRY MORGAN DRAPER	5655 RED ROCK DR	LARKSPUR	CISCO LAND CO LLC	\$2,400,000.00	8/12/22	Residential
DS	STERLING CUSTOM HOMES INC	7987 FOREST KEEP CIR	PARKER	KEELING FAMILY TRUST	\$2,669,700.00	8/8/22	Residential
DS	TYLER J & TRISHA M DREILING	7318 PRAIRIE STAR CT	PARKER	JOHN KRISTI HERMANN LIVING TRUST	\$2,099,000.00	8/5/22	Residential
DS	PAVCO GROUP LLC	8101 MIDWAY DR	LITTLETON	DCP MIDWAY LLC	\$6,900,000.00	8/3/22	Industrial
DS	SCOTT TELLEFSON	4923 RAINTREE CIR	PARKER	JOHN L MONTGOMERY TRUST	\$2,280,000.00	8/12/22	Residential



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# SALES | Warranty Deeds (August 4 - 24)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
DS	ERC 10 RE LLC	11140 TWENTY MILE RD	PARKER	12955 QUEBEC LLC	\$3,368,900.00	8/17/22	Commercial
DS	LB PARKER OWNER LLC			VPDF LG LLC	\$77,375,600.00	8/1/22	Exempt
DS	PARK MEADOWS LLC	9218 KIMMER DR	LONE TREE	HR ASSETS LLC	\$14,800,000.00	8/15/22	Commercial
DS	FLEX EXPRESS CAR WASH LLC	18710 COTTONWOOD DR	PARKER	COBBLESTONE DENVER PROPCO LLC	\$9,000,000.00	8/1/22	Commercial
DS	SHARON S & ROBERT C ARMSTRONG	2668 BEARS DEN DR	SEDALIA	DEBRA K DEAN TRUST	\$5,200,000.00	8/1/22	Agricultural
DS	HECKENDORF HOLDINGS LLC			PT CRYSTAL VALLEY LLC	\$2,150,000.00	8/16/22	Vacant Land
DV	TOTAL PROPERTIES LLC	1875 S BROADWAY	DENVER	1875 SOUTH BROADWAY LLC	\$2,550,000.00	8/17/22	
DV	4920 WASHINGTON STREET LLC	4920 WASHINGTON ST	DENVER	GI INVEST LLC	\$6,900,000.00	8/2/22	WAREHOUSE
DV	WESTFIELD OREP JV LLLP			HOTEL WYNKOOP LLC	\$15,548,700.00	8/2/22	COMMERCIAL VACANT LAND
DV	JON V CONTE	875 S OGDEN ST	DENVER	KEVIN JILLIAN CONNERS LIVING TRUST	\$2,286,400.00	8/3/22	SINGLE FAMILY RESIDENCE
DV	RGC HOLDCO LLC	1133 14TH ST UNIT 2350	DENVER	USLR LLC	\$3,029,000.00	8/10/22	CONDOMINIUMS
DV	NEC FED EVANS LLC	MULT PROP		2084 S FED BLVD LLC	\$5,225,000.00	8/17/22	MERCHANDISING
DV	165 STEELE ST LLC	165 STEELE ST	DENVER	2ND STEELE LLC	\$8,250,000.00	8/9/22	SPECIAL PURPOSE
DV	BAYNORTH IMPERIAL HOUSE APTS LLC	1211 VINE ST	DENVER	NUVO PF III LLC	\$23,000,000.00	8/9/22	MULTI-UNITS (9+)
DV	AG STANFORD PLACE III LLC			RBM STANFORD LLC	\$50,000,000.00	8/2/22	OFFICES
DV	2600 WELTON ST LLC			ROSSONIAN HOOPER LLC	\$2,500,000.00	8/4/22	
DV	2600 WELTON ST LLC			ROSSONIAN HOOPER LLC	\$9,250,000.00	8/4/22	
DV	HOPE E GARCIA FAMILY LIVING TRUST	815 FEDERAL BLVD	DENVER	AURORA HOLDINGS LLC	\$2,300,000.00	8/17/22	SPECIAL PURPOSE
DV	3535 QUEBEC PARTNERS LLC	MULT PROP		QUEBEC SHOPS DENVER LLC	\$10,000,000.00	8/5/22	MERCHANDISING
DV	C P BEDROCK LLC			EVERGREEN GREEN VALLEY RANCH TELLURIDE LAND LLC	\$14,472,700.00	8/18/22	SINGLE FAMILY RESIDENCE
DV	MARK P & REBECCA E ALLEN	865 S COLUMBINE ST	DENVER	DOOBY RESIDENCE TRUST	\$3,625,000.00	8/9/22	SINGLE FAMILY RESIDENCE
DV	LAURENCE J & MICHELE J CHANG	1812 LITTLE RAVEN ST	DENVER	MARCO CAPITELLI TRUST	\$2,490,000.00	8/10/22	SINGLE FAMILY RESIDENCE
DV	LAUREEN DIRENNA	6090 E 39TH AVE	DENVER	WEDONTWASTE INC	\$4,750,000.00	8/15/22	WAREHOUSE
DV	RESIDENCES UNIVERSITY HILLS LLC	2775 S BROOK DR	DENVER	ANCHOR BROOK LLC	\$29,500,000.00	8/16/22	MULTI-UNITS (9+)
DV	WEST FLORIDA AVE LLC			MARLEE CENTER LLC	\$8,900,000.00	8/15/22	MERCHANDISING
DV	JMDR VICINITY LLC	1010 E 13TH AVE	DENVER	2228 USI LLC	\$11,100,000.00	8/15/22	MULTI-UNITS (9+)
DV	FIRSTGROUP SERVICES INC			BIG GREY BUS LLC	\$9,500,000.00	8/2/22	WAREHOUSE
DV	MARK MCCAMMON	6120 E 3RD AVE	DENVER	ANDREW KRISTINA SIMPSON FAMILY TRUST	\$3,200,000.00	8/17/22	SINGLE FAMILY RESIDENCE
DV	HP PPG COLEWOOD LLC	3860 N TENNYSON ST	DENVER	3860 TENNYSON STREET LLC	\$25,500,000.00	8/17/22	
DV	1205 YOSEMITE LLC	1205 YOSEMITE ST	DENVER	LEISURE APT LLC	\$2,900,000.00	8/9/22	MULTI-UNITS (9+)
DV	VOLUNTEERS AM COLO INC	MULT PROP		2620 FIVE POINTS RINO LLC	\$18,350,000.00	8/5/22	CHARITABLE COMMERCIAL
DV	DENVER COUNTY HOUSING AUTHORITY			COLO HEALTH FOUNDATION	\$2,800,000.00	8/3/22	
DV	1025 BROADWAY LLC	1025 N BROADWAY	DENVER	WAMSERVILLE WEST LLC	\$3,442,600.00	8/3/22	OFFICES
DV	CAVALIER COLO LP	MULT PROP		COLO MT 2ND LEVEL LLC	\$20,000,000.00	8/3/22	MULTI-UNITS (9+)
DV	DONNA DARK & RICHARD B CAMPBELL	449 FAIRFAX ST	DENVER	2003 FICKETT FAMILY TRUST	\$2,099,000.00	8/17/22	SINGLE FAMILY RESIDENCE
EB	NEW POINT PROPERTIES LLC			MF INVEST PARTNERS LLC	\$2,069,200.00	8/4/22	FARM/RANCH RESIDENCE-IMPS
EL	US SELF STORAGE LLC	1935 AEROTECH DR	COLORADO SPRINGS	MANTECA SELF STORAGE INVEST LLC	\$12,925,000.00	8/3/22	SPECIAL PURPOSE
EL	SV SPRINGS REAL ESTATE LLC	MULT PROP		PARKER RE HOLDINGS LLC	\$8,300,000.00	8/5/22	MERCHANDISING
EL	FOXWORTH GALBRAITH LUMBER CO	3131 N NEVADA AVE	COLO SPGS	FOXGAL HOLDINGS LLC	\$3,750,000.00	8/19/22	
EL	985 W FILLMORE ST LLC	985 W FILLMORE ST	COLORADO SPRINGS	SPRINGS RECOVERY CONNECTION	\$2,320,000.00	8/11/22	OFFICES
EL	JACK L PFOST			VILLAGE COTTONWOOD CREEK LLC	\$5,700,000.00	8/15/22	RES LAND AT 29%
EL	LEISURE APT LLC	2916 W BIJOU ST	COLORADO SPRINGS	LEISURE APTS LLC	\$4,900,000.00	8/3/22	MULTI-UNITS (4-8)
EL	121 E VERMIJO LLC	MULT PROP		STRATTON FOREST CAPITAL LLC	\$2,000,000.00	8/18/22	OFFICES
EL	LABBU INVEST LLC	MULT PROP		THEACADEMYPARKLOOP LLC	\$2,772,600.00	8/19/22	CODE 200 AT PRESENT WORTH
EL	CREST PARTNERS LLC	512 WINDSOR LN	FOUNTAIN	LMP CREST MHC OWNER LLC	\$10,500,000.00	8/5/22	MOBILE HOME PARKS
EL	MARKSHEFFEL WOODMEN INVEST LLC			BRADLEY RIDGE DEVL LLC	\$2,525,000.00	8/15/22	VACANT LAND LESS THAN 1 ACRE
EL	RJMJ LLC			BRADLEY RIDGE DEVL LLC	\$8,760,000.00	8/15/22	
EL	FRANK R KREJCI TRUST			ADVANTAGE INVEST LLC	\$4,300,000.00	8/17/22	VACANT LAND = 35 AND < 100 ACR
EL	EL PASO WAREHOUSE INVEST LLC	MULT PROP		ASCENT EL PASO LLC	\$2,850,000.00	8/16/22	
EL	AE BARNES III LLC			CHALLENGER COLO LLC	\$3,613,500.00	8/5/22	
EL	QUICK N CLEAN 82 LLC			COBBLESTONE DENVER PROPCO LLC	\$2,500,000.00	8/5/22	CODE 200 AT PRESENT WORTH
EL	H2O SUB BLR VILLAGE 4 LLC			CLAYTON PROPERTIES GROUP II INC	\$2,329,300.00	8/12/22	CODE 100 AT PRESENT WORTH
EL	WESTCREEK WOLF RANCH LLC			CHALLENGER COLO LLC	\$3,405,400.00	8/1/22	
EL	PROGRESSIVE LAND CO LLC			GRAYS DEVL CO INC	\$8,206,800.00	8/19/22	

# SALES | Warranty Deeds (August 4 - 24)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
EL	VIVA LAND VENTURES LP			AVH LOT HOLDINGS LLC	\$6,816,900.00	8/19/22	CODE 100 AT PRESENT WORTH
EL	MUPR 3 ASSETS LLC	MULT PROP		VM MASTER ISSUER LLC	\$3,360,000.00	8/10/22	VACANT COMMERCIAL LOTS
EL	WAYNE & CHERYL JOHNSON	VL		CONEXUS LLC	\$2,522,300.00	8/3/22	AG. GRAZING LAND
EL	INTERSTATE 25 PROPERTIES LTD			MONUMENT RIDGE WEST LLC	\$2,777,800.00	8/11/22	
EL	LAFAYETTE SPACE VILLAGE RETAIL LLC	6809 SPACE VILLAGE AVE	COLO SPGS	COLUMBIA PARKING LP	\$5,550,000.00	8/3/22	MERCHANDISING
EL	INTERQUEST WESTSIDE LLC			COLO SPGS INTERQUEST COVENANT GROUP LLC	\$2,290,000.00	8/5/22	CODE 200 AT PRESENT WORTH
EL	KELKER LLC	MULT PROP		RF5 PROPERTIES LLC	\$2,300,000.00	8/2/22	CODE 200 AT PRESENT WORTH
EL	MAR TALON HILL LLC	1640 PEREGRINE VISTA HTS	COLORADO SPRINGS	GEP XI TALON HILL LLC	\$90,000,000.00	8/3/22	MULTI_UNIT ( 9 & UP)
EL	SUGAR DADDYS LLC			MHC 206 COLO SPGS CO LLC	\$5,050,000.00	8/18/22	WAREHOUSE/STORAGE
EL	COLO CENTRE METROPOLITAN DIST			COPO 9560 REAL ESTATE LLC	\$2,400,000.00	8/12/22	POLITICAL SUBDIVISION
JF	PINE RIDGE ROAD LLC	831 PINE RIDGE RD	GOLDEN	DBL GOLDEN LLC	\$6,765,000.00	8/17/22	Warehouse/Storage
JF	BIG BUNNY MOTEL INC	6218 W COLFAX AVE	LAKEWOOD	SPIDER WOLF INVEST LLC	\$2,200,000.00	8/8/22	Mixed Assessment
JF	PRISTINE WATERS LLC	10087 W REMINGTON AVE	LITTLETON	MANOR PARK LLC	\$3,750,000.00	8/15/22	Exempt Property
JF	HOSE DOWN LLC	1515 ARAPAHOE ST	DENVER	MANOR PARK LLC	\$2,450,000.00	8/15/22	Special Purpose
JF	CLAY A & KEELY E CAMPBELL	815 REED ST	LAKEWOOD	HEGARTY REVOCABLE TRUST	\$2,610,000.00	8/17/22	Single Family Residential
JF	JOHN H SABIN	32990 STAGECOACH BLVD	EVERGREEN	AUGUST FIRST LLC	\$2,510,000.00	8/10/22	Single Family Residential
JF	WARREN K ARNOLD REVOCABLE TRUST	6411 CRESTBROOK DR	MORRISON	DONALD D WOLF REVOCABLE TRUST	\$2,500,000.00	8/16/22	Single Family Residential
JF	R W PROPERTIES LLC	10895 W ASBURY AVE	LAKEWOOD	COLO REALTY HOLDINGS LLC	\$2,409,000.00	8/15/22	Special Purpose
JF	KG STORE 2317 LLC			DEEZ GAS STATION LLC	\$9,200,000.00	8/8/22	
JF	E L CHESTER ENTERPRISES LLC	4409 MC INTYRE ST	GOLDEN	S WASHINGTON ST LLC	\$4,310,000.00	8/18/22	Special Purpose
JF	GREGORY S & REBECCA K LIND	5122 MOUNT GLENNON WAY	MORRISON	ROSS A SURRETT HEATHER A SURRETT REVOCABLE TRUST	\$2,400,000.00	8/1/22	Single Family Residential
JF	JEFFREY F KENNEY REVOCABLE TRUST	33579 MOUNT WILSON RD	PINE	JOHN S CARRIE M MCFARLANE FAMILY TRUST	\$2,000,000.00	8/1/22	Single Family Residential
JF	HS ARVADA OLDE TOWN VENTURE LLC			ARVADA LODGING ASSOC LLC	\$3,400,000.00	8/10/22	
JF	TWO OAKS WASHINGTON LLC	1111 WASHINGTON AVE	GOLDEN	VERAGNES LLC	\$5,650,000.00	8/1/22	Offices
LR	SPRINGER FISHER INC			MULBERRY SF LLC	\$5,557,500.00	8/16/22	Agricultural
LR	MELOTT TKTS TRUST			GREYBRIDGE FORT COLLINS LLC	\$2,700,000.00	8/11/22	Commercial
LR	TIMOTHY J A & BARBARA J B JOHNSON	VL		WILLOX DEVL PARTNERS LLC	\$2,000,000.00	8/2/22	Agricultural
LR	DEJAGER PROPERTY INVEST LLC	3256 LAKE SHORE CT	LOVELAND	BOYD LAKE HOLDINGS LLC	\$2,100,000.00	8/19/22	
LR	LAKEVIEW HOLDINGS LLC			VDW PROPERTIES LLC	\$3,000,000.00	8/2/22	
LR	LOVELAND CITY HOUSING AUTHORITY			LOVELAND HABITAT FOR HUMANITY INC	\$3,476,100.00	8/17/22	
LR	WILLCO XIV DEVL LLLP	301 E LINCOLN AVE	FT COLLINS	MCKEE BROS LLC	\$3,500,000.00	8/1/22	
LR	LARRY D MAYO	5107 LEBSACK LN	LOVELAND	RISING STAR EQUESTRIAN CENTER LLC	\$2,065,000.00	8/1/22	Residential
LR	RLC V RIFC LLC			LF3 RIFC LLC	\$16,950,000.00	8/8/22	Commercial
LR	DBL HOLDINGS LLC	411 S COURT ST	FT COLLINS	UNITED NEIGHBORS VECI-NOS UNIDOS	\$6,800,000.00	8/1/22	
PB	EL ROY PROPERTIES LLC	1601 N ERIE AVE	PUEBLO	1601 IND LLC	\$2,150,000.00	7/25/22	VACANT LOT - INDUSTRIAL
PB	RKMS PUEBLO LLC	1300 N SANTA FE AVE	PUEBLO	MBCS INVEST LLC	\$3,500,000.00	7/26/22	
PB	BLACK ROCK INVEST LLC	141 S PURCELL BLVD	PUEBLO WEST	5F INVEST LLC	\$2,520,200.00	7/25/22	COMM LAND/SPEC PURPOSE
PB	SHREE HARI LLC	6670 W HWY 165	COLORADO CITY	DIAMOND LODGING LLC	\$2,925,000.00	8/10/22	
PB	ML PROJECT LLC	MULT PROP		RHINO HOLDINGS PUEBLO LLC	\$4,775,000.00	7/29/22	COMM LAND/SPEC PURPOSE
WE	ADVANCED PROPERTY SERVICES	7755 MILLER DR	FREDERICK	AQUA HOT HEATING SYSTEMS LLC	\$6,500,000.00	7/29/22	Industrial
WE	A A MILLS INVEST LLC	3000 W F ST	GREELEY	CROSSENERGY INC	\$2,605,000.00	8/4/22	
WE	S L LTD			L M FARMS LLC	\$6,100,000.00	7/29/22	
WE	LC VENTURES LLC	MULT PROP		2985 1ST AVE LLC	\$4,506,000.00	8/4/22	
WE	FAIRMEADOWS LIQUIDATION TRUST	1507 E 8TH ST	GREELEY	SUNSET IND LLC	\$3,000,000.00	8/17/22	
WE	ZIMMERMAN BROS LLLP			JOHN SAUER SR LLC	\$13,000,000.00	8/2/22	
WE	VILLAGE EAST INVEST II LLC	MULT PROP		J J CONSTR NORTHERN COLO	\$5,280,000.00	8/11/22	Residential
WE	KG STORE 2906 LLC			DEEZ GAS STATIONS LLC	\$8,000,000.00	8/8/22	Commercial
WE	MINERS PARK TOWN CENTRE LLC			LUPTON LAND LLC	\$3,500,000.00	8/4/22	
WE	TRR GREELEY LLC	828 12TH ST	GREELEY	WILLIE I HOLDINGS LLC	\$2,674,200.00	8/11/22	Residential
WE	FALARDEAU PROPERTY MANAGEMENT LLC	3000 VILLAGE VISTA DR	ERIE	COSH INVEST LLC	\$3,325,000.00	8/12/22	Commercial
WE	MVCT LLC	MULT PROP		MEADOWVIEW CT CO LLC	\$4,200,000.00	8/12/22	Residential
WE	FIVE DIAMOND INVEST LLC	MULT PROP		MEADOWVIEW CT CO LLC	\$2,050,000.00	8/12/22	Residential
WE	VILLAGE EAST INVEST II LLC	MULT PROP		JOURNEY HOMES LLC	\$10,680,000.00	8/11/22	
WE	BABCOCK LAND CORP			AVH LOT HOLDINGS LLC	\$6,869,500.00	8/1/22	

# MORTGAGES | Trust Deeds (August 4 - 24)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
AD	8/12/22	MONTEGO APT LLC	1536 MACON ST	AURORA	FARMERS MERCHANTS BK LONG BEACH	\$4,760,000.00	Residential
AD	8/4/22	409 WEST 66TH AVENUE OWNER LLC	409 W 66TH AVE	DENVER	RRA REAL ESTATE DEBT FUND II SUBSIDIARY 4 LLC	\$14,200,000.00	
AD	8/18/22	HAT TRICK LLC	MULT PROP		INDEPENDENT BK	\$3,408,400.00	Commercial
AD	8/2/22	SDF3 4701 E 60TH AVE LLC	4701 E 60TH AVE	COMMERCE CITY	BUBB LLC	\$3,000,000.00	Commercial
AD	8/9/22	ELBERT SFR LLC	7181 QUIVAS ST	DENVER	FIRSTBANK	\$7,500,000.00	Residential
AD	8/11/22	ELBERT SFR LLC	7181 QUIVAS ST	DENVER	FIRSTBANK	\$7,500,000.00	Residential
AD	8/2/22	DBDD XXXI LLC	12425 ALBION ST	THORNTON	LENDINGONE LLC	\$2,704,645.00	Residential
AD	8/2/22	6195 CLERMONT LLC			WINTRUST BK	\$7,312,500.00	
AD	8/16/22	PROGRESS RESIDENTIAL BORROWER 21 LLC	MULT PROP		ROYAL BK CANADA	\$464,787,000.00	Residential
AD	8/3/22	SOUTHGATE AURORA LP	18800 E 35TH AVE	AURORA	FARMERS BK TRUST CO	\$4,200,000.00	Exempt - Vacant
AD	8/2/22	ITS WESTMINSTER LP	1825 W 120TH AVE	WESTMINSTER	DEUTSCHE BK AG	\$2,400,000,000.00	Commercial
AD	8/12/22	SCOUT COLD STORAGE COMMERCE CITY LLC	17010 E 88TH AVE	COMMERCE CITY	BK AM	\$575,000,000.00	
AD	7/26/22	ERC 16 RE LLC			FIRST NATL BK HUTCHINSON	\$2,325,000.00	
AR	8/15/22	THREE CUBS LLC	3 COUNTRYSIDE LN	CHERRY HILLS VILLA	JPMORGAN CHASE BK	\$9,000,000.00	Single Family Residential Acreage
AR	8/1/22	INTOWN SUITES SHERIDAN LLC	2900 W HAMPDEN AVE	SHERIDAN	DEUTSCHE BK AG	\$2,400,000,000.00	Lodging (Hotels)
AR	8/1/22	SCG LH DENVER AURORA LP	14090 E EVANS AVE	AURORA	DEUTSCHE BK AG	\$2,400,000,000.00	Lodging (Hotels)
AR	8/3/22	SG CENTENNIAL LP	MULT PROP		ENCORE BK	\$7,000,000.00	Merchandising (all Retail)
AR	8/9/22	ELBERT SFR LLC	21497 E CRESTRIDGE PL	CENTENNIAL	FIRSTBANK	\$7,500,000.00	Single Family Residential
AR	8/11/22	ELBERT SFR LLC	21497 E CRESTRIDGE PL	CENTENNIAL	FIRSTBANK	\$7,500,000.00	Single Family Residential
AR	8/5/22	13801 E MISSISSIPPI LLC	13801 E MISSISSIPPI AVE	AURORA	ADELFI CREDIT UNION	\$5,373,400.00	Merchandising (all Retail)
AR	8/9/22	ONELIFE CHURCH	19697 E SMOKY HILL RD	CENTENNIAL	SOLOMON FOUNDATION	\$7,000,000.00	Religious Facilities
AR	8/2/22	DBDD XXXI LLC	1099 WHEELING ST	AURORA	LENDINGONE LLC	\$2,704,645.00	Single Family Residential
AR	8/1/22	INTOWN SUITES AURORA LLC	2221 S HAVANA ST	AURORA	DEUTSCHE BK AG	\$2,400,000,000.00	
AR	8/1/22	BELMONT COMMONS LLC	3550 S PENNSYLVANIA ST	ENGLEWOOD	ORIX REAL ESTATE CAPITAL LLC	\$4,615,000.00	APT Multi-Units (9+)
AR	7/29/22	PTREH LLC	7759 S WHEELING CT	ENGLEWOOD	CANVAS CREDIT UNION	\$6,750,000.00	Warehouse/Storage
AR	8/2/22	ITS CENTENNIAL LP	12943 E BRIARWOOD AVE	CENTENNIAL	DEUTSCHE BK AG NEW YORK BRANCH	\$2,400,000,000.00	Lodging (Hotels)
AR	8/5/22	AURORA COLO LLC	777 S SABLE BLVD	AURORA	BK WASHINGTON	\$9,540,570.00	Tract
AR	8/8/22	DEEZ GAS STATIONS LLC	5880 S ELK WAY	AURORA	FIRST INTERSTATE BK	\$16,380,000.00	Special Purpose
AR	8/15/22	ILIFF SQUARE LLC	MULT PROP		FARMERS INS GROUP FED CREDIT UNION	\$5,800,000.00	Tract
AR	8/11/22	MDC SSP AURORA JV LP	14909 E 14TH AVE	AURORA	ADAMS BK TRUST	\$6,972,913.00	Vacant Commercial PUD Lots
AR	7/29/22	DENVER DTC HOTELS LLC	7770 S PEORIA ST	ENGLEWOOD	ST BK TEXAS	\$6,300,000.00	
AR	8/4/22	AUTOTEK ONE RIDGE LLC	11836 E PEAKVIEW AVE	CENTENNIAL	REDSTONE BK	\$4,000,000.00	
AR	8/1/22	JOHNSON PROPERTIES LLC	6999 S JORDAN RD	CENTENNIAL	FIRSTBANK	\$16,575,000.00	Warehouse/Storage
AR	8/2/22	SOUTHLANDS APT PROPERTY OWNER LLC	24750 E APPLEWOOD CIR	AURORA	BERKADIA COMMERCIAL MTG LLC	\$69,859,000.00	APT Multi-Units (9+)
AR	8/1/22	ANCHOR HOLDINGS LLC	11818 E COLFAX AVE	AURORA	ROYAL BUSINESS BK	\$2,500,000.00	APT Multi-Units (9+)
BD	7/26/22	KB7 RESIDENCE LLC	4789 OLD POST CT	BOULDER	GOLDMAN SACHS BK USA	\$2,847,000.00	
BD	7/27/22	8532 STRAWBERRY LANE LLC	8532 STRAWBERRY LN	NIWOT	ANGEL OAK MTG SOLUTIONS LLC	\$2,000,000.00	SINGLE FAM.RES.-LAND
BD	8/1/22	WESTLAND DEVL SERVICES INC	5450 WESTERN AVE	BOULDER	FIRSTBANK	\$3,108,000.00	MANUFACTNG/PROCESNG-LAND
BD	8/1/22	DBDD XXXI LLC	1344 EMERY ST	LONGMONT	LENDINGONE LLC	\$2,704,645.00	SINGLE FAM.RES.-LAND
BD	7/27/22	HAYRIDE LLC	2935 BASELINE RD	BOULDER	FIRST WESTERN TRUST BK	\$2,400,000.00	OFFICES-LAND
BD	7/20/22	MICHAEL WILLIAM SCHMITT YUKO SANO SCHMITT REVOCABL	1136 WOODLAND CT	BOULDER	KEYBANK	\$2,010,000.00	SINGLE FAM.RES.-LAND
BD	7/25/22	20TH PEARL LLC	2008 PEARL ST	BOULDER	ANB BK	\$7,200,000.00	VACANT COM LOTS
BD	7/25/22	2040 BOULDER LLC	2040 14TH ST	BOULDER	ANB BK	\$7,200,000.00	OFFICES-LAND
BD	8/1/22	PI BETA PHI FHC COLO ALPHA LLC	890 11TH ST	BOULDER	CENTRAL TRUST BK	\$13,500,000.00	EX CHARITABLE RES LAND
BD	7/25/22	CAHALAN PEARL LLC	MULT PROP		COLO CREDIT UNION	\$2,000,000.00	MERCHANDISING-LAND
BD	7/21/22	333 PARK MACARTHUR LLC	1005 S 120TH ST	LAFAYETTE	ENCORE BK	\$5,881,827.00	SEVERED INTS-MINERALS



**DATA & MARKETING LISTS**  
What are your Parameters

- County?
- Zip Code?
- Dollar Value?
- Date Range?
- Property Type?

- New Homeowners
- All Deed List
- Mortgage List
- Bankruptcies
- Foreclosures
- County Assessor Data
- Package of NDF, CP, PT Deeds
- Liens, Judgements, Lis Pendens
- State, Federal & Mechanical Liens
- Commercial Transactions
- Top Lenders (Loan Activity)
- Ask us about Customized Reports

**9540 East Jewell Ave | Suite A | Denver, CO 80247 | (303) 695-3850**

# MORTGAGES | Trust Deeds (August 4 - 24)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
BD	8/8/22	2900 BOULDER I LLC	2900 AURORA AVE	BOULDER	AM GENERAL LIFE INS CO	\$63,800,000.00	MULTI-UNITS(9 +)-LAND
BD	7/27/22	JMK MANAGEMENT INC	317 EXEMPLA CIR	LAFAYETTE	BK COLO	\$3,125,000.00	LODGING-LAND
BD	8/3/22	ELIPHYL LLC	785 FLAGSTAFF RD	BOULDER	US BK	\$4,890,000.00	SINGLE FAM.RES.-LAND
BD	7/21/22	TWIN PEAKS CENTER LLC	800 S HOVER ST	LONGMONT	CANVAS CREDIT UNION	\$6,900,000.00	MERCHANDISING-LAND
BD	7/27/22	JMK MANAGEMENT INC	317 EXEMPLA CIR	LAFAYETTE	BK COLO	\$6,266,673.00	LODGING-LAND
BD	8/1/22	OSTELOI INVEST LLC	770 CIRCLE DR	BOULDER	BOKF	\$4,650,000.00	SINGLE FAM.RES.-LAND
BD	8/4/22	WEATHERVANE OWNER LLC	5801 ARAPAHOE AVE	BOULDER	CITIZENS BK	\$157,000,000.00	VACANT RES LOTS
BD	7/26/22	2950 BOULDER I LLC	2950 BIXBY LN	BOULDER	PRIME FIN SHORT DURATION HOLDING CO VIII LLC	\$47,505,000.00	MULTI-UNITS(9 +)-LAND
BR	8/15/22	PROGRESS RESIDENTIAL BORROWER 21 LLC	MULT PROP		ROYAL BK CANADA	\$464,787,000.00	RESIDENTIAL VAC LOTS
BR	8/2/22	NORTHWEST FAMILY HOUSING LLC	13741 VISPO WAY	BROOMFIELD	BK AM	\$14,406,900.00	
DS	8/11/22	EDEN REAL ESTATE LLC	MULT PROP		IBORROW REIT LP	\$6,475,000.00	Industrial
DS	8/11/22	ELBERT SFR LLC	MULT PROP		FIRSTBANK	\$7,500,000.00	Residential
DS	8/3/22	DCP MIDWAY LLC	8101 MIDWAY DR	LITTLETON	BK COLO	\$5,490,000.00	Industrial
DS	8/5/22	ASC MERIDIAN LLC	11953 LIONESSE WAY	PARKER	BK WEST	\$4,235,363.80	Commercial
DS	7/29/22	SPRUCE MOUNT PROPERTIES INC	14771 SPRUCE MOUNTAIN RD	LARKSPUR	UMB BK	\$5,000,000.00	
DS	8/9/22	ELBERT SFR LLC	MULT PROP		FIRSTBANK	\$7,500,000.00	Residential
DS	8/3/22	DUTCH HERITAGE PROPERTIES LLC	MULT PROP		PIKES PEAK REGIONAL DEVL CORP	\$4,289,000.00	Commercial
DS	8/1/22	PTREH LLC	13300 JAMES EAST CASEY AVE	ENGLEWOOD	CANVAS CREDIT UNION	\$9,000,000.00	
DS	8/1/22	PTREH LLC	13310 JAMES EAST CASEY AVE	ENGLEWOOD	CANVAS CREDIT UNION	\$9,300,000.00	Commercial
DS	8/2/22	LINDEN REAL ESTATE HOLDINGS LLC	53 CENTENNIAL BLVD	HIGHLANDS RANCH	FORTIS PRIVATE BK	\$2,720,000.00	Commercial
DS	8/3/22	CHRISTOPHER D MORLEY REVOCABLE TRUST	466 HOUNDSTOOTH CT	HIGHLANDS RANCH	BK AM	\$5,600,000.00	Residential
DS	8/16/22	J R BUTLER INC	8535 HIGHFIELD PKWY	ENGLEWOOD	CITYWIDE BK	\$13,000,000.00	Industrial
DS	8/9/22	CENTURY LIVING VERONA LLC	MULT PROP		PNC BK	\$48,000,000.00	
DS	8/8/22	NASSAU EAST REAL ESTATE LP	MULT PROP		FIRSTBANK	\$2,135,000.00	Commercial
DV	8/4/22	ROSSONIAN HOOPER LLC			FIRSTBANK	\$7,637,500.00	
DV	8/3/22	LOWRY RENAL CONSTR LLC	9050 E LOWRY BLVD	DENVER	BOKF	\$7,559,100.00	CHARITABLE COMMERCIAL
DV	8/17/22	18799 EAST 65 CO OWNER LLC	MULT PROP		STRIPE GRAND AVENUE PARTNERS LLC	\$300,000,000.00	MULTI-UNITS (9+)
DV	8/5/22	OIPDG PDG CENTRAL PARK LLC			UMB BK	\$71,793,668.00	COMMERCIAL VACANT LAND
DV	8/11/22	ALAS FUND XII LLC	82 N UINTA WAY	DENVER	CMTG FUNDING II LLC	\$115,000,000.00	MULTI-UNITS (9+)
DV	8/4/22	PLP HOLDINGS LLC	55 S HARRISON ST	DENVER	INVEST SOURCE PRIVATE LENDING FUND 1 LLC	\$3,040,000.00	SINGLE FAMILY RESIDENCE
DV	8/11/22	RPAC CAPITAL GROWTH	1001 RALEIGH ST	DENVER	FIRSTBANK	\$2,300,000.00	SINGLE FAMILY RESIDENCE
DV	8/17/22	AURORA HOLDINGS LLC	815 FEDERAL BLVD	DENVER	FIRST INTERSTATE BK	\$2,450,000.00	SPECIAL PURPOSE
DV	8/9/22	NUVO PF III LLC	1211 VINE ST	DENVER	A10 CAPITAL LLC	\$16,255,000.00	MULTI-UNITS (9+)
DV	8/3/22	PLP HOLDINGS LLC	1845 W 35TH AVE	DENVER	PFG FUND II LLC	\$4,162,500.00	RESIDENTIAL VACANT LAND
DV	8/4/22	PLP HOLDINGS LLC	547 S WILLIAMS ST	DENVER	INVEST SOURCE PRIVATE LENDING FUND 1 LLC	\$3,040,000.00	SINGLE FAMILY RESIDENCE
DV	8/18/22	FRAMELINE LLC	MULT PROP		FIRSTBANK	\$19,510,000.00	MULTI-UNITS (9+)
DV	8/1/22	DEN21G LLC	MULT PROP		GENESIS CAPITAL LLC	\$7,405,000.00	SINGLE FAMILY RESIDENCE
DV	7/29/22	DMCAT LLC	2400 W 7TH AVE	DENVER	FUND EX SOLUTIONS GROUP LLC	\$2,323,100.00	SPECIAL PURPOSE
DV	8/5/22	1715 GROVE STREET LLC	MULT PROP		PB T BK	\$2,361,000.00	DUPLEXES-TRIPLEXES
DV	8/15/22	H2O FUTURE HOMEOWNERS LLC	MULT PROP		WESTMOUNT GROUP LLC	\$100,000,000.00	SINGLE FAMILY RESIDENCE
DV	8/3/22	KEVIN JILLIAN CONNERS LIVING TRUST	870 S EMERSON ST	DENVER	MIDFIRST BK	\$2,600,000.00	SINGLE FAMILY RESIDENCE
DV	8/17/22	2084 S FED BLVD LLC	2084 S FEDERAL BLVD	DENVER	FIRSTBANK	\$2,721,000.00	MERCHANDISING
DV	8/3/22	KEVIN JILLIAN CONNERS LIVING TRUST	875 S OGDEN ST	DENVER	MIDFIRST BK	\$2,600,000.00	SINGLE FAMILY RESIDENCE
DV	8/10/22	5005 LIMA ST LLC	5005 LIMA ST	DENVER	BK COLO	\$3,207,024.97	WAREHOUSE
DV	8/3/22	PENNSYLVANIA RESIDENTIAL LLC	970 N PENNSYLVANIA ST	DENVER	JPMORGAN CHASE BK	\$4,950,000.00	MULTI-UNITS (9+)
DV	8/9/22	LEISURE APT LLC	1205 YOSEMITE ST	DENVER	HOMESTREET BK	\$2,000,000.00	MULTI-UNITS (9+)
DV	8/12/22	ARTE BELLA LLLP	434 N SANTA FE DR	DENVER	FIRSTBANK	\$2,148,900.00	
DV	8/3/22	WAMSERVILLE WEST LLC	1025 N BROADWAY	DENVER	FIRST INTERSTATE BK	\$2,581,931.00	OFFICES
DV	8/4/22	11TH ACOMA LLC	39 W 11TH AVE	DENVER	FIRSTBANK	\$2,250,000.00	
DV	8/3/22	COLO MT 2ND LEVEL LLC	MULT PROP		PACIFIC WESTERN BK	\$9,000,000.00	MULTI-UNITS (9+)
DV	8/3/22	10TH AVENUE RESIDENTIAL LLC	1000 N GRANT ST	DENVER	JPMORGAN CHASE BK	\$15,095,000.00	MULTI-UNITS (9+)
DV	8/3/22	CORONA RESIDENTIAL LLC	60 N CORONA ST	DENVER	JPMORGAN CHASE BK	\$2,650,000.00	MULTI-UNITS (9+)
DV	8/3/22	PLP HOLDINGS LLC	1825 W 35TH AVE	DENVER	PINE INVEST LLC	\$4,162,500.00	SINGLE FAMILY RESIDENCE
DV	8/9/22	ELBERT SFR LLC	780 S HARRISON ST	DENVER	FIRSTBANK	\$7,500,000.00	SINGLE FAMILY RESIDENCE
DV	8/10/22	MOONSTAR 2899 LLC	2899 W 52ND AVE	DENVER	PACIFIC WESTERN BK	\$6,910,000.00	RESIDENTIAL VACANT LAND

# MORTGAGES | Trust Deeds (August 4 - 24)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
DV	8/11/22	ELBERT SFR LLC	780 S HARRISON ST	DENVER	FIRSTBANK	\$7,500,000.00	SINGLE FAMILY RESIDENCE
DV	8/2/22	BIG GREY BUS LLC	MULT PROP		PACIFIC WESTERN BK	\$50,630,000.00	WAREHOUSE
DV	8/15/22	WEDONTWASTE INC	6090 E 39TH AVE	DENVER	FIRSTBANK	\$2,750,000.00	WAREHOUSE
DV	8/3/22	OGDEN RESIDENTIAL LLC	MULT PROP		JPMORGAN CHASE BK	\$4,030,000.00	SINGLE FAMILY RESIDENCE
DV	8/5/22	QUEBEC SHOPS DENVER LLC	MULT PROP		BK COLO	\$4,500,000.00	MERCHANDISING
DV	8/18/22	ALEIKI HOLLY LLC	4001 N HOLLY ST	DENVER	ALPINE BK	\$4,000,000.00	WAREHOUSE
DV	8/2/22	GI INVEST LLC	4920 WASHINGTON ST	DENVER	ALLEGIANCE BK	\$5,175,000.00	WAREHOUSE
DV	8/15/22	MARLEECENTER LLC	4317 W FLORIDA AVE	DENVER	CANVAS CREDIT UNION	\$5,687,500.00	MERCHANDISING
EL	8/3/22	MANTECA SELF STORAGE INVEST LLC	1935 AEROTECH DR	COLORADO SPRINGS	WESTERN UNITED LIFE ASSURANCE CO	\$7,500,000.00	SPECIAL PURPOSE
EL	8/3/22	BROADMOOR TC ASSOC LLC			SECURITY SERVICE FED CREDIT UNION	\$16,120,000.00	IMP. ONLY ON COMM. LAND
EL	8/3/22	BCC MANAGEMENT LLC	3581 BLUE HORIZON VW	COLO SPGS	EASTERN COLO BK	\$4,300,000.00	
EL	8/3/22	TEMPLETON GAP DEVL LLC	5340 APALOOSA DR	COLO SPGS	GC BB LLC	\$2,300,000.00	SINGLE FAMILY RES.
EL	8/3/22	LEISURE APTS LLC	2916 W BIJOU ST	COLORADO SPRINGS	ARBOR REALTY SR INC	\$3,835,000.00	MULTI-UNITS (4-8)
EL	8/2/22	SAPPHIRE CHILDLAW LLC	2221 E BIJOU ST	COLO SPGS	LMF COMMERCIAL LLC	\$28,000,000.00	MERCHANDISING
EL	8/9/22	OCV PUEBLO I LLC			INDEPENDENT BK	\$4,924,569.00	MERCHANDISING
EL	8/1/22	SCG LH COLO SPGS LP	6210 CORPORATE DR	COLO SPGS	DEUTSCHE BK AG	\$2,400,000,000.00	LODGING
EL	8/5/22	LMP CREST MHC OWNER LLC			BERKELEY POINT CAPITAL LLC	\$4,720,000.00	MOBILE HOME PARKS
EL	8/15/22	BRADLEY RIDGE DEVL LLC			LOT LOAN LENDER I LLC	\$12,515,000.00	
EL	8/15/22	SRT VR VET LLC	10520 WHITE DIAMOND POINT	COLO SPGS	FIRSTBANK	\$4,676,700.00	
EL	8/3/22	KG STORE 2230 LLC	7446 MARKSHEFFEL RD	COLO SPGS	FIRST NATL BK OMAHA	\$6,704,000.00	
EL	8/4/22	CHALLENGER DENVER LLC	7993 NICO WY	PEYTON	EASTERN COLO BK	\$6,000,000.00	
EL	8/2/22	CREEKWALK NORTH LLC	MULT PROP		5STAR BK	\$2,250,000.00	VACANT COMMERCIAL LOTS
EL	8/19/22	ASPEN VIEW HOMES LLC			REGIONS BK	\$30,000,000.00	CODE 100 AT PRESENT WORTH
EL	8/9/22	COVINGTON HOMES LLC			CORUNDUM PARTNERS INVEST LLC	\$5,000,000.00	
EL	8/10/22	VANTAGE HOMES CORP			INDEPENDENT BK	\$20,000,000.00	
EL	8/16/22	RAO INVEST LLC	2855 HAY CREEK RD	COLO SPGS	VIVA CAPITAL FUNDING LLC	\$11,250,000.00	AG. GRAZING LAND
EL	8/3/22	CONEXUS LLC			WAYPOINT BK	\$5,000,000.00	AG. GRAZING LAND
EL	8/11/22	MONUMENT RIDGE WEST LLC			5STAR BK	\$2,500,000.00	VACANT LAND = 10 AND < 35 ACRS
EL	8/15/22	AARON MELISSA KISELICH LIVING TRUST	16808 BLACK FOREST RD	COLO SPGS	INTEGRITY BK TRUST	\$2,173,993.00	SEVERED INTEREST
EL	8/3/22	COLUMBIA PARKING LP	6809 SPACE VILLAGE AVE	COLO SPGS	CANVAS CREDIT UNION	\$3,675,000.00	MERCHANDISING
EL	8/15/22	AARON MELISSA KISELICH LIVING TRUST	7316 HORIZON WOOD LN	COLO SPGS	INTEGRITY BK TRUST	\$2,173,993.00	SINGLE FAMILY RES.
EL	8/10/22	KUHL INVEST LLC	MULT PROP		ZIONS BANCORPORATION	\$2,035,000.00	SPECIAL PURPOSE
EL	8/3/22	GEP XI TALON HILL LLC	MULT PROP		JLL REAL ESTATE CAPITAL LLC	\$49,993,000.00	MULTI_UNIT ( 9 & UP)
EL	8/5/22	PARKER RE HOLDINGS LLC	MULT PROP		ENT CREDIT UNION	\$6,225,000.00	MERCHANDISING
EL	8/1/22	CS AIRPORT HOSPITALITY LLC	1815 AEROPLAZA DR	COLORADO SPRINGS	MIDFIRST BK	\$3,000,000.00	LODGING
EL	8/19/22	THEACADEMYPARKLOOP LLC	MULT PROP		LABBU INVEST LLC	\$2,762,594.00	CODE 200 AT PRESENT WORTH
EL	8/11/22	PT ADOBE COURT LLC			FARM BUREAU LIFE INS CO	\$6,500,000.00	WAREHOUSE/STORAGE
JF	8/9/22	ELBERT SFR LLC	16843 W 75TH PL	ARVADA	FIRSTBANK	\$7,500,000.00	Single Family Residential
JF	8/8/22	RALSTON ARVADA OWNER LLC	9881 W 58TH AVE	ARVADA	WELLS FARGO BK	\$81,594,010.00	Merchandising
JF	8/10/22	FRIENDLY SQUARE LLC	11651 W 64TH AVE	ARVADA	HORIZONS NORTH CREDIT UNION	\$3,066,973.08	Merchandising
JF	8/2/22	RESIDENCES EATON SENIOR COMMUNITIES			GREYSTONE SERVICING CO LLC	\$16,000,000.00	Charitable Residential
JF	8/11/22	ELBERT SFR LLC	16843 W 75TH PL	ARVADA	FIRSTBANK	\$7,500,000.00	Single Family Residential
JF	8/8/22	DENVER CHRISTIAN SCHOOLS	3898 S TELLER ST	LAKWOOD	ANB BK	\$3,000,000.00	Private Schools Non-Residential
JF	8/11/22	MASSIVE SFR LLC	931 S YARROW ST	LAKWOOD	FIRSTBANK	\$7,500,000.00	Duplexes-Triplexes
JF	8/9/22	MASSIVE SFR LLC	931 S YARROW ST	LAKWOOD	FIRSTBANK	\$7,500,000.00	Duplexes-Triplexes
JF	8/8/22	DEEZ GAS STATIONS LLC			FIRST INTERSTATE BK	\$16,380,000.00	
JF	8/4/22	DWR 2 LLC	TBD		ALPINE BK	\$11,700,000.00	
JF	8/18/22	5 STAR CAMELOT LLC	4409 MC INTYRE ST	GOLDEN	CANVAS CREDIT UNION	\$3,232,500.00	Special Purpose
JF	8/10/22	FAIRPORT 9 LLC	16630 W COLFAX AVE	GOLDEN	CANVAS CREDIT UNION	\$3,525,235.00	Merchandising
JF	8/15/22	MANOR PARK LLC	10087 W REMINGTON AVE	LITTLETON	UNIVERSITY CREDIT UNION	\$2,062,500.00	Special Purpose
LR	8/16/22	MULBERRY W LLC			FIRSTBANK	\$7,000,000.00	Agricultural
LR	8/12/22	ASPEN VIEW HOMES LLC	MULT PROP		VERITEX COMMUNITY BK	\$40,000,000.00	
LR	8/1/22	UNITED NEIGHBORS VECINOS UNIDOS			BOHEMIAN FOUNDATION	\$3,500,000.00	Mobile Home
LR	8/1/22	UNITED NEIGHBORS VECINOS UNIDOS			IMPACT DEVL FUND	\$3,000,000.00	Mobile Home
LR	8/2/22	VDW PROPERTIES LLC	VL		WAYPOINT BK	\$3,000,000.00	Commercial

# MORTGAGES | Trust Deeds (August 4 - 24)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
LR	8/8/22	LF3 RIFC LLC	1127 OAKRIDGE DR	FT COLLINS	LEGENDARY A 1 BONDS LLC	\$10,298,535.00	Commercial
LR	8/8/22	OLD TOWN FLATS OSC LLC	310 N MASON ST	FORT COLLINS	FIRST INTERSTATE BK	\$16,380,000.00	
LR	8/11/22	GREYBRIDGE FORT COLLINS LLC	MULT PROP		PINNACLE BK	\$2,431,245.00	Commercial
LR	8/11/22	ACC OP FORT COLLINS LLC	1721 CHOICE CENTER DR	FT COLLINS	WELLS FARGO BK	\$3,090,600.00	Multiple Unit
LR	8/15/22	ASPEN VIEW HOMES LLC	MULT PROP		VERITEX COMMUNITY BK	\$40,000,000.00	
LR	8/10/22	901 HOLDING CO LLP	901 SW FRONTAGE RD	FORT COLLINS	INDEPENDENT BK	\$2,494,100.00	Commercial
LR	8/1/22	MCKEE BROS LLC	MULT PROP		BK COLO	\$3,494,922.54	
LR	8/11/22	GREYBRIDGE FORT COLLINS LLC	2551 HAMPSHIRE RD	FT COLLINS	PINNACLE BK	\$2,431,245.00	Commercial
PB	7/27/22	OCV PUEBLO I LLC			INDEPENDENT BK	\$4,924,569.00	SING FAM RES LAND
PB	7/26/22	MBCS INVEST LLC	1300 N SANTA FE AVE	PUEBLO	PB T BK	\$2,625,000.00	
PB	8/10/22	DIAMOND LODGING LLC	6670 W HWY 165	COLORADO CITY	RIVERSTONE BK	\$2,049,500.00	
PB	7/29/22	CRAWFORD TOWNHOMES LLLP			PUEBLO CITY HOUSING AUTHORITY	\$2,200,000.00	
PB	7/29/22	CRAWFORD TOWNHOMES LLLP			PUEBLO CITY HOUSING AUTHORITY	\$3,430,000.00	
PB	7/25/22	5F INVEST LLC	141 S PURCELL BLVD	PUEBLO WEST	PB T BK	\$2,140,000.00	COMM LAND/SPEC PURPOSE
PB	7/21/22	OCV PUEBLO I LLC			INDEPENDENT BK	\$4,924,569.00	COMM LAND/SPEC PURPOSE
WE	8/4/22	CROSSENERGY INC	3000 W F ST	GREELEY	BK COLO	\$2,084,000.00	
WE	8/10/22	GENERATIONAL INVEST LLC			VISION BK	\$11,646,000.00	Residential
WE	8/4/22	2985 1ST AVE LLC	MULT PROP		ARBOR BK	\$2,231,399.66	
WE	8/5/22	ASK TJ INC	2508 11TH AVE	GREELEY	FIRST BK WYOMING	\$3,048,750.00	Commercial
WE	8/17/22	PODTBURG DAIRY LP LLLP			AM AGCREDIT	\$10,000,000.00	
WE	8/2/22	JOHN SAUER SR LLC	MULT PROP		FIRST NATL BK OMAHA	\$2,800,000.00	
WE	8/8/22	RIVERBEND ESTATE PARTNERS LLC	21941 WCR 17	JOHNSTOWN	FIRST INTERSTATE BK	\$2,300,000.00	
WE	8/11/22	JOURNEY HOMES LLC	MULT PROP		FIRST NATL BK	\$28,500,000.00	
WE	8/8/22	DEEZ GAS STATIONS LLC	90 W VETERANS DR	KEENESBURG	FIRST INTERSTATE BK	\$16,380,000.00	Commercial
WE	8/8/22	HIVE LONGMONT LLC	155 PINNACLE ST	LONGMONT	MIDWEST REGIONAL BK	\$5,000,000.00	Vacant Land
WE	8/3/22	3690 10TH STREET LLC	3690 W 10TH ST	GREELEY	FIRST NATL BK OMAHA	\$2,052,000.00	Commercial
WE	8/12/22	COSH INVEST LLC	3000 VILLAGE VISTA DR	ERIE	BLUE FED CREDIT UNION	\$2,440,000.00	Commercial
WE	8/15/22	MEADOWVIEW CT CO LLC	MULT PROP		LIMA ONE CAPITAL LLC	\$4,397,501.00	Residential
WE	8/1/22	AVH LOT HOLDINGS LLC			REGIONS BK	\$30,000,000.00	
WE	8/17/22	SUNSET IND LLC	1507 E 8TH ST	GREELEY	VERUS BK COMMERCE	\$2,250,000.00	



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September 2022

# BUILDING DIALOGUE

## COLORADO REAL ESTATE JOURNAL

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### Stanley House

*Energizing the neighborhood* \ \ PAGE 44

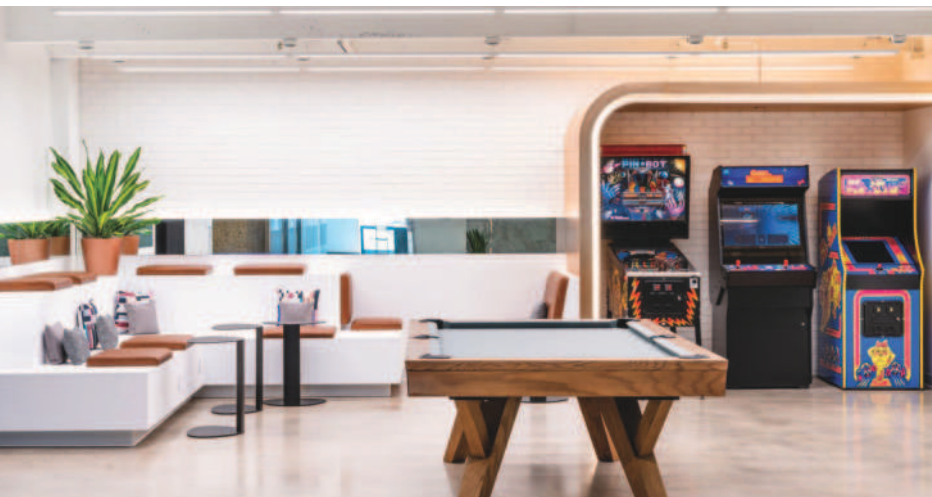


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Bill Brauer, General Manager  
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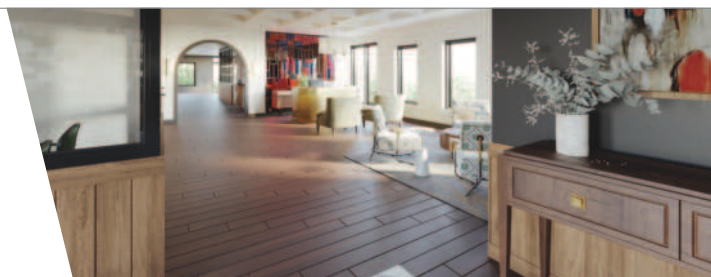
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**Marci Auston, president, OfficeScapes | elements**

*Marci is the strategic and creative conscience of the furniture studio within the elements house of brands. As a placemaking collective, elements is driving change in the way commercial environments are designed and built through human-centered workplace strategies and cross-functional studio collaboration. In addition to volunteer and fundraising work with a variety of organizations, Marci is an alumnus of Leadership Denver, serves on the Leadership Council for Prosper Colorado and is on the board of Golden Retriever Rescue of the Rockies.*  
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So, here we are again, with the long days of summer slowly giving way to the autumn colors and breezes just around the corner. There is something comforting in knowing what to expect, the routine of the seasons, the cycles of life.

On the other hand, change keeps us on our toes and opens our eyes to new possibilities.

Our cover story, about Stanley House, is one of those fun changes that shakes up what was and offers exciting opportunities on the horizon. Developed by Westfield and designed by SAR+, the former brownfield site that hadn't seen use for more than a generation is becoming home to hundreds of people. Sited adjacent to its retail and community counterpart Stanely Marketplace, the dynamic duo is sure to build on the marketplace's momentum.

Additional features look a recently completed multifamily development, 19Nineteen; the reinvention of

Loretto Heights; the extended-stay Catbird's decidedly cool lighting; renovations of 1900 Sixteenth Street's lobby; and a milestone story for Kimberly Timmons Interiors.

Thought leaders enlighten us about affordable housing, higher education, landscape design, mass timber and Denver's strategic housing plan.

Cranes continue delivering exciting work in River North and in other pockets of metro area, so stay tuned for December's issue, which will look at more of your engaging work. Until then, enjoy your pumpkin spiced everything and keep up the great work!

**Kris Oppermann Stern**  
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Stanley House

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*Lost Lake Pavilion at Buffalo Bayou Park*

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## Standing Out: Big Art is in Big Demand for Multifamily



**Martha Weidmann**  
CEO and  
Co-founder,  
Nine dot Arts

One are the days when art was merely a picture hung on a wall. Now, companies are fully comprehending the massive impact large-scale artwork can provide as it relates to creating a lasting impression and establishing a unique sense of place. After all, big art makes a big impact.

As multifamily development increases in popularity, there is stiff competition to stand out from the crowd. A one-of-a-kind art experience can be a unique way to attract tenants to your space.

Our State of the Art Report found that 90% of business professionals who participated in the survey view art as a way to create unique, memorable experiences that improve the quality of life for those who use that space. Large-scale artwork creates that draw, making people stop, notice and feel called into a space.

As more developers express a preference for large-scale pieces like murals and sculptures, it's important to consider how to strategically leverage this growing trend for your commercial real estate or multifamily property.

### Connect to Community

Art can help personalize your space, all while leaving a lasting first impression.

At Kenect Nashville, a multifamily residential complex, residents are greeted by a massive two-story mural by artist Nathan Brown featuring a collage of words representing both Kenect and Nashville's culture. The engaging piece connects residents and visitors to the local community and the place they call home.

For Lakehouse Denver, art that pays homage to nature and water became an essential connection point for residents. Hand-painted murals and Michael Clapper's 1,265-pound limestone sculpture help visually portray these themes. Almost all pieces on the property are made by Colorado artists, with the goal of encouraging wellness and creativity while honoring the property's location just steps from the desirable Sloan's Lake.

### Create the Wow Factor

In today's economic and housing climate, multifamily dwellings are booming. Big art can help set your property apart, delivering a "wow" experience and memorable impression for visitors and



*Krista Lance*  
Citizen Apartments features artist Eric Dallimore's 17-foot-long-by-9-foot-tall excavator arm, which hangs from the lobby ceiling, adorned in local flora and fauna painted by bunny M.

residents alike.

At Citizen Apartments, the vast art collection is used to reflect the grit and sophistication of Denver's Golden Triangle district. Artworks embrace the duality of modernity and history, all while highlighting state-of-the-art amenities.

Take, for instance, the on-property speakeasy. Hidden within a mesmerizing, patterned wall made of hundreds of unique door knobs and treasure boxes is a key fob to the actual speakeasy. Guests are prompted to discover the disguised key fob amid the innovative art installation. Additionally, a large-scale mural by Magik Studios adorns the patio and outdoor pool, showcasing the mountains meeting the sky. Altogether, the comprehensive art collection spans 18 floors, enhancing the property's lobby, exterior, and rooftop while creating a sense of discovery and awe.

Making a concentrated effort to incorporate original art into your collection can distinguish your property as the place to be, driving renter demand and generating faster bookings. This aligns with results from our State of the Art report that show art is an essential component to boosting your property's value, with 94% of participants agreeing their projects would be less successful without art.

### Collaboration is Key

While big art has a big draw and impressive impact, it only works when it's properly thought out.





*Krista Lance*  
 Citizen Apartments: A large-scale mural by Magik Studios adorns the patio and outdoor pool, showcasing the mountains meeting the sky.

When choosing large-scale pieces, it's important to collaborate early with both architects and art curators for these buzzworthy, one-of-a-kind installations.

Successful art experiences are born from intentional collaboration across all involved parties, beginning early in a project's life cycle. In fact, 90% of professionals who participated in our State of the Art survey say projects

are most effective when all stakeholders, decision makers and experts work together.

This is especially relevant when it comes to incorporating big art into a project. One of the key attractions at the Citizen Apartments is Eric Dallimore's 17-foot-long-by-9-foot-tall excavator arm that hangs from the lobby ceiling, adorned in local flora and fauna painted by bunny M. The massive lobby installation took nearly three years to make, requiring collaboration with architecture and engineering teams to ensure structural integrity and proper lighting.

While the art alone creates an unforgettable impact, it can also help amplify other amenities at your property, all while telling a story unique to your space.

### Creating an Unforgettable Sense of Place

Big art creates wow moments, connects to the community and helps a property stand out from the competition. But the use of big art also requires strategic forethought and collaboration across all stakeholders in order to facilitate a stand-out, signature experience. As you look toward your next property development, identify ways to integrate large-scale, powerful public art. Doing so not only will create desirable, destination-worthy spaces and shareable moments, but also will deliver high-impact experiences that engage your audience and keep them coming back.\



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## Diverse Workplace ‘Neighborhoods’ are More Compelling



**Marci Auston**  
President,  
OfficeScapes |  
elements

When I think about great communities, my thoughts turn to great neighborhoods. Great neighborhoods are diverse and inclusive – they have a pulse and a personality all their own, with places for connection, solitude, inspiration and rejuvenation, and plenty of choices. Don’t we all prefer the neighborhoods where the houses are unique, with cool, independent shops and restaurants, green space and cultural features that celebrate diversity? Home values in neighborhoods with these attributes indicate that we do, and people tend to value the same things at work that they like in life.

One of the things I felt I “lost” during the pandemic was my community – both at home and at work. Like most everyone, the social scene and sense of community on the home front has mostly returned to pre-pandemic normalcy, but many people are still longing for true connection to their workplace communities – even as they relish the flexibility and often newfound freedom of their remote or hybrid work experience.

Many leaders are on board with some degree of hybrid work, but most want their people to make the office their primary work location as their organizations are experiencing cultural erosion, lagging engagement, communication misses and languishing performance associated with a primarily remote workforce.

Hybrid work often means people will come and go at various times, so the typical pre-pandemic work-



*This bank of different kinds of enclaves serves a variety of work modes and offers comfort, control, privacy and temporary ownership since people can reserve space.*

place likely will feel empty and lifeless since it’s only partially occupied – who wants to put on hard pants and suffer through a commute for that experience? Commute-worthy workplaces offer a different, compelling, human-centered experience and a sense of place and belonging – a community.

Best-selling author Adam Grant, agrees: “A better vision for a workplace is a community – a place where people bond around shared values, feel valued as human beings, and have a voice in decisions that affect them.”

The idea of building a better vision for a workplace is especially top of mind for me as we embark on creating a new workplace to support our recently merged companies (OfficeScapes, Elements and Floorz) and bringing our house of brands together as our own special community.

To that end, we approach projects with a “place-making” mindset that draws inspiration from human-centered, neighborhood-based community planning practices instead of old, efficiency-driven models. With people at the center of the planning process, the workplace reflects the attributes of great neighborhoods that are far less homogenous, where everyone celebrates a full spectrum of unique human needs, and where everyone has more choice and control.

I recently had the opportunity to travel to New York and experience the new Steelcase WorkLife



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*Hybrid teams need a place to call home in the office where they can find teammates, access a diverse range of inclusive spaces to support different needs, and feel a sense of belonging.*

Center that features neighborhood-inspired planning. The space illustrates how we can create diverse neighborhoods in the workplace to harness the energy and connection we feel when we gather in a local coffee shop, or the peace and solitude we enjoy at a park or at home.

The experience of a workplace neighborhood embodies what we value in our real neighborhoods. It's a place that feels like home, that becomes part of our identity, and the

shared experience provides meaning and a sense of belonging through shared identity; this is how place shapes culture.

The best workplace neighborhoods, like residential neighborhoods, are diverse, including different types of spaces for different needs, in an interrelated and interconnected ecosystem to support a full range of activities and give people choice and control over where they can do their best work throughout the day. A workplace neighborhood contemplates:

- Shared and assigned individual spaces.
- Collaboration spaces that support in-person and virtual interactions.
- Quiet places for individual-focused work and rejuvenation.
- Community spaces to gather, socialize and learn together.

The idea of designing the office as a diverse neighborhood ecosystem isn't new, but it is so very timely as organizations strive to earn people's commute. It starts with the people and meeting their needs: supporting hybrid work, fostering connections and creating a sense of belonging and community. This can happen by drawing inspiration from the ideals associated with intentional placemaking and a human-centered design process aimed at strengthening the connection between people and the places they share.

I can't wait to share our own placemaking journey with you! \\\

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# Beyond Shelter: Affordable Housing that Helps Residents



**Jeffrey Schoeneck,**  
AIA LEED AP  
Principal,  
Cunningham

As cities thrive and area median incomes climb, housing affordability is becoming increasingly challenging. Nationwide, the most alluring markets are the most likely to see millions of people struggling to afford a home, for-sale and rental dwellings included.

Denver is a prime example of a flourishing market experiencing housing unaffordability. Metro Denver holds the dubious honor of being the fifth least affordable housing market in the country.

As such, many design firms and professionals involved in affordable housing development are continuously exploring and employing creative, innovative and cost-effective ways to achieve quality affordable housing.

- **“We can do more together.”** One key component to solving affordable housing is working in partnership with cities and organizations dedicated to this challenge – because when providing dignity-affirming shelter for those in need, all housing development entities must collaborate in tandem for the best possible outcome.

Our founder, John Cunningham, instilled the simple idea that “we can do more together,” which has formed Cunningham’s Live Studio model of incorporating client, entitlement specialists, neighborhood groups, consultants, and contractor participation. Using this model, we have been creating exceptional affordable housing in the Denver metro area for nearly 10 years.

In 2021, we completed our third partnership project



*Ross Cooperthwaite*  
Moline Apartments is arranged around a series of smaller, three-level, 12-unit clusters opening onto a common stair with warm wood stairs.

with Northeast Denver Housing Center to create Central Park Urban Living in Denver – the very first 100% affordable condominium complex in Colorado since the passing of the city and state condominium legislation.

Developed through Denver’s Affordable Housing Program, the project serves households at 60% to 80% of the city’s median income. With all 132 units contracted, Central Park Urban Living gives the opportunity of homeownership to many who would otherwise be unable to purchase a home. Additionally, we have three other projects with NDHC currently in the pipeline.

- **Design that meets human needs.** Meaningful affordable housing involves more than merely constructing units. To achieve the ultimate goal of elevating the lives of residents in these communities, the buildings themselves focus on the experience of the resident through design for the senses.

The term “affordable housing” tends to evoke images of lackluster, uniform blocks and rows of institutional-looking, gray, box-like homes. Experiential design considers the sensory ideas of hospitality from a “care” sense, and a new model emerges that inspires and renews residents’ spirits.

Drawing back to basic human needs through sight, sound and touch allows occupants to form deeper



*Ross Cooperthwaite*  
Moline’s apartment arrangement is designed to create small communities with nurturing strong ties between neighbors and offering residents a more welcoming and supportive environment.



*From the Hip Photography*

*Central Park Urban Living implements a pedestrian-friendly street façade with walk-up “front porch” balconies where people can approach on another.*

connections with their home and its extended neighborhood context. Design unlocks the barrier of space for space's sake and forms a stronger inclusion and meaning that provides dignity and pride in a community. This is the affordable housing architects and developers must aspire to.

For example, our design for Central Park Urban Living implements a pedestrian-friendly street façade with walk-up “front porch” balconies where people can approach on another.



*Ross Cooperthwaite*

*Experiential design considers the sensory ideas of hospitality from a “care” sense, and a new model emerges that inspires and renews residents’ spirit, which can be seen in the firm’s Moline Apartments design.*

The building’s roofline along Central Park Boulevard forms eight different angles, creating interest as it shifts to follow the curve along the frontage as it responds to the urban environment. Metered exterior patterns – featuring various distinct materials break down the façade even further and create an interesting urban wall that – were inspired by historic building forms.

Similarly, we collaborated with Northeast Denver Housing Center in creating Moline Apartments, a vibrant, healthy living environment designed to address the isolation of affordable housing and fosters neighborhood connectivity.

Arranged around a series of smaller, three-level, 12-unit clusters opening onto a common stair with warm wood stairs, neighborhoods within the larger community are formed. This apartment arrangement is designed to create small communities with nurturing strong ties between neighbors and offering residents a more welcoming and supportive environment. Close proximity to parks, trails and a nature center further the reach and access of Moline’s residents to connect to their home.

These examples demonstrate what affordable housing can be when developers and designers prioritize the resident experience. As we continue working with developers like NDHC, the city of Denver and other organizations focused on creating and preserving affordability, we hold these outcomes top of mind and focus on the true transformation design professionals and developers can make in the lives of our local communities through the lens of experiential design.\

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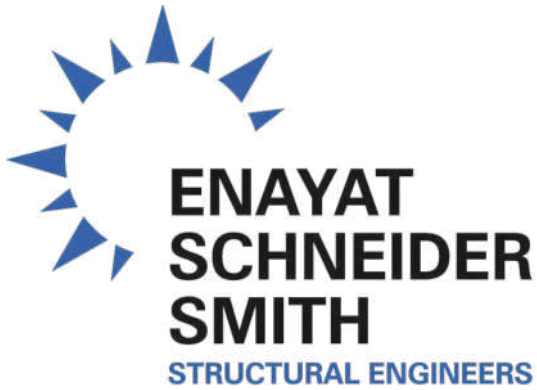


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# College Students Changing Landscape of Student Housing



**Paul Wuennenberg**  
Principal,  
KWK Architects

**M**ore colleges and universities than ever are turning to sustainably designed facilities in response to student demands for eco-friendly campuses.

As the climate crisis continues to make headlines, college students are taking notice. With an even greater concern for protecting the Earth's natural resources, today's college students desire novel solutions on campus that positively impact the environment and reduce their carbon footprint.

Universities across the country are responding with LEED certification mandates for new construction and building renovations on campus. For example, a number of universities are requiring that all new campus buildings be LEED Silver certified or higher to demonstrate their environmentally responsible building practices. Buildings can qualify for four levels of certification based on a point system, with higher points earned correlating to greater energy efficiency: Certified (40-49 points), Silver (50-59 points), Gold (60-79 points) and Platinum (80 or more points).

Taking into consideration a number of factors including eco-friendly facilities, recycling efforts, waste



*Williams Village East: Plants native to Colorado are used in the landscaping to help reduce the need for watering.*

reduction, sustainable operations and food service, composting, sustainability-based curricula, and other sustainable practices on campus, Best Value Schools has determined some of the greenest campuses in America include: Colorado State University; University of California, Irvine; the University of North Carolina at Chapel Hill; Loyola University Chicago; Green Mountain College; University of Wisconsin – Oshkosh; Lewis & Clark College; University of California, Davis; Oberlin College and University of Washington.

When it comes to sustainable facilities, the recently constructed Williams Village East at the University of Colorado Boulder is a shining example. The facility is the result of student-led demands that all new construction or major renovations on campus be LEED certified by the U.S. Green Building Council.

Proudly welcoming its first student residents in August 2019, the university's largest residence hall at 178,000 square feet was designed and constructed to keep pace with enrollment growth, the growing demand for sustainability, and upper-class students' desire to remain in campus housing.

KWK Architects and architect of record alm2s of Fort Collins



*Williams Village East's community space features large windows for an abundance of natural light.*

designed Williams Village East for a LEED Gold certification, with many of its energy-efficient features focusing not only on saving energy and reducing costs, but also encouraging students to be energy conscious in their daily lives.

The seven-story Williams Village East houses a total of 705 students and cost an estimated \$82 million to build. Located on the south side of Baseline Road at 35th Street, construction on Williams Village East began in August 2017.

The hall features numerous large windows that let in natural light and highlight the campus' impressive outdoor landscape, plus skylights with electrochromic glazing that adjust their shading automatically based on the time of day and the season to save energy and reduce utility costs for the university.

Windows in the student rooms feature magnets that shut off heating/cooling systems automatically when the windows are opened, and a vacancy sensor in each room turns off the lights and controls the heating/cooling levels when students leave the room. A black switch in each room conserves electricity by automatically turning off "phantom loads" – electronics that are left plugged in when not in use. Green Outlet, an app for tracking energy use and estimating electrical bills is also utilized at Williams Village East to gauge which appliances are using the most electricity and when.

The hall's variable refrigerant flow HVAC system relies on refrigerant alone instead of a water-based cooling system, which makes it more responsive and adaptive to outdoor



*Williams Village East exterior*

conditions. Since a VRF system doesn't use ducts, rooms are equipped with a wall- or ceiling-mounted indoor unit to distribute the air and allow users to make heating and cooling decisions based on conditions in each room or space. With its inverter compressors, a VRF system's compressor motor can run at variable speeds, which also makes it more energy efficient.

Other renewable energy features of the building include solar panels, LED lighting, recycling stations, thermostats in each student room, automatic door closers, and plastic panels on the stairwells made from recycled milk jugs.

Sustainability also plays a role in building community at the hall by grouping floors into sustainability teams that compete to use the least amount of water and energy. Winning teams earn community reward parties throughout the semester.

Around the building's exterior, plants native to Colorado are used in the landscaping to help reduce the need for watering and a pond that uses ditch water from snowmelt saves the campus an estimated 13 million gallons of water per year.

Higher education institutions play a vital role in sustainability, and the trend toward greener campuses is not likely to change any time soon. In fact, more universities are creating leadership roles to promote and manage growing sustainability initiatives and facilities in response to student demands. Students are indeed changing the higher education landscape, figuratively and literally. \\



*The lounge features skylights with electrochromic glazing that adjust their shading automatically based on the time of day and the season to save energy and reduce utility costs.*

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Please join RATIO Design in celebrating Humphries as he transitions into a Consulting Principal role to continue his ongoing contributions to the community.

This announcement follows Humphries Poli Architect's (HPA) merger with RATIO in 2019. Principal and Managing Denver Studio Leader Kitty Yuen, AIA, will help carry on his legacy to preserve and enhance the rich architectural history of Colorado, spanning three centuries.

Humphries co-founded HPA with a mission to serve the community through meaningful design -achieving recognition as Firm of the Year in Denver, Colorado, and the Mountain Region. Notable projects include Anythink Libraries, the Colorado State Capitol Dome, McNichols Civic Center, and The Community Library.

He was President of AIA Denver, AIA Colorado, and the Denver Architecture Foundation and co-founded Doors Open Denver. He also served as Chair of the Denver Landmark Preservation Commission; on the Board of Directors for Historic Denver; and as Vice President of the Civic Center Conservancy.

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## SLC Initiative: Water Conservation Collaboration at Work



**John McMahon**  
CEO, Associated  
Landscape  
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Colorado



**Kim Perry**  
Vice President  
of Community  
Design &  
Neighborhood  
Development,  
McWhinney

In 2015, then-Governor John Hickenlooper directed the Colorado Water Conservation Board to create the first comprehensive Colorado Water Plan. This document is being updated and set for final release in early 2023. It serves as the state's framework for solutions to Colorado's water challenges exacerbated by climate change and ongoing drought throughout the Western U.S.

One of the major tenets of the Colorado Water Plan is active collaboration by different entities to conserve our most precious natural resource – water. In this collaborative spirit Associated Landscape Contractors of Colorado and Centerra, a 3,000-acre master planned community in Loveland, worked together and designated Centerra as the state's first Sustainable Landscape Community. The community's new designation recognizes its commitment to water conservation and sustainability.

ALCC, Colorado's largest green professional trade association, created the Sustainable Landscape Community initiative to educate public and private landscape professionals on water-conserving, sustainable landscape management principles. SLM guidelines are based on best management practices, which systematically reduce water consumption and plant loss in landscapes. The guidelines also encourage the use of plants indigenous to Colorado or acclimated to Colorado's dry and harsh climate.

SLC recognizes large water users, including master planned and homeowner association communities, commercial properties/sites and retail properties for using sustainable landscape maintenance practices. This initiative can serve as a blueprint for all large water users to reduce the amount of water they use outdoors.

Sustainable landscapes are responsive to the environment, regenerative and can actively contribute to healthy communities. Sustainable landscapes sequester carbon, clean the air and water, increase energy efficiency, reduce the heat island effect, attract pollinators and provide wildlife habitat. Manicured turf areas are not sustainable landscapes – native/xeric landscapes are.

The Centerra community, designed and developed by local real estate developer and investment group McWhinney, was built on the belief that nature provides the perfect balance to urban planning. Centerra not only cut its water use significantly through ongoing sustainable practices, but the developer and its partners (High Plains Environmental Cen-



*Sustainable landscapes sequester carbon, clean the air and water, increase energy efficiency, reduce the heat island effect, attract pollinators and provide wildlife habitat.*

ter and the Centerra Metropolitan District, which is managed by Pinnacle Consulting Group) are also realizing major cost savings when thoughtful design and practices are put into place annually. Centerra is finalizing a report that is the culmination of two years of studying test plots of various drought tolerant turf grasses managed by the High Plains Environmental Center. The early indication leads to buffalo grass and Dog Tuff™ grass as being very promising. This study will direct Centerra's community landscape design approach moving forward.

In 2020, the costs of installing, maintaining and watering a native landscape were compared to those for manicured turf. Centerra discovered its utility (primarily water) costs for native landscaped areas were an incredible 20 times less than those for manicured turf. In addition to replacing and planting new drought tolerant turf areas, Centerra has also targeted replacing annual flower beds with perennials to maintain color in the landscape through a more sustainable approach.

Now is the time to reduce water use through long-term, sustainable commitments and answer the call to action for collaboration in Colorado's Water Plan. If you represent or work with a large water user, consider joining the Sustainable Landscape Community initiative and getting employees certified in Sustainable Landscape Management practices. More information is available at [www.alcc.com/slm](http://www.alcc.com/slm) \

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# Designing Toward a More Sustainable Built Environment



**Andrew Katz**  
Founder and  
Principal, Katz  
Development

We are facing a climate crisis due to decades of burning fossil fuels and emitting carbon into the atmosphere. While damage already has been done, we still can avoid some of the worst consequences of climate change if we take some action.

Nearly 40% of global carbon emissions come from the real estate industry, primarily from building operations and the construction of new buildings. Denver and other cities across the country have started to address carbon emissions from building operations through programs like Energize Denver that push commercial properties to slowly shift away from gas-powered operations and toward electrification. This is a challenge today, as most electric building systems are not terribly efficient compared to those powered by gas. Hopefully electric building system technology catches up to new energy code requirements in the near future. But what innovations are being introduced to address carbon emissions from new construction? I believe the answer is mass timber.

Mass timber is comprised of multiple solid wood panels glued or nailed together to create strong columns, beams, floor and ceiling panels. Products like Cross Laminated Timber and Glulam fall under the umbrella of mass timber. These thick wooden building components can match or exceed the performance of concrete and steel, and thanks to new code changes to the 2021 IBC, can be constructed up to 18 stories tall. And yes, mass timber is fire resistant. Recent testing has confirmed it performs as well as concrete and steel in a fire. The slabs of wood are so thick, the outside chars and protects the central structural integrity inside.

And the best part about wood? It's a carbon sequestering renewable resource! As trees grow they pull car-

bon from the atmosphere, where it becomes embodied in the wood. These trees are then sustainably harvested and converted into mass timber products that become the structure for new buildings. These columns, beams, floor and ceiling panels are prefabricated in an off-site facility, shipped to the project site, and basically assembled into a building like a giant set of Lincoln Logs. Because everything is fabricated off-site, there is very little material waste and much less labor required to assemble the structure. On the flip side, the process to create concrete and steel for construction is incredibly energy intensive, produces carbon emissions and creates material waste.

As a small, family run real estate development company, when thinking about the direction we wanted to take our company into the future, mass timber was a no-brainer and became our clear focus. With these recent code changes and a global focus on reducing carbon emissions, there has never been a better time to build with a renewable resource like mass timber. We have owned a



*Return to Form is a 12-story, 84-unit mass timber multifamily project. RTF is located at the corner of 35th and Wynkoop streets in the Five Points neighborhood within Denver's River North Art District.*





*A look at the interior of an apartment unit within Return to Form, showcasing the warmth and richness of exposed mass timber.*

site in the River North Art District for a few years, and it became an obvious platform to showcase mass timber in a multifamily building.

At 12 stories, Return to Form will be the tallest mass timber structure in the state of Colorado and the second tallest in the United States. We worked with a team of architects and engineers to successfully amend the 2024 International Building Code to allow mass timber buildings up to 12 stories to expose more of the CLT ceiling. Previously the CLT was required to be covered by drywall; however, new fire testing proved the drywall cover was unnecessary. The added drywall would have made the project infeasible, and it would have defeated the purpose.

We were selected as one of six winners of the Mass Timber Competition: Building to Net-Zero Carbon by the

Softwood Lumber Board and USDA Forest Service. We were also awarded a Wood Innovation Grant from USDA Forest Service. Funds from these grants will be used toward testing and carbon analysis to quantify Return to Form's carbon footprint. We also will perform a comparative cost analysis to evaluate the construction cost of Return to Form as mass timber compared to a concrete or a steel structure. We hope this data will prove mass timber's feasibility compared to traditional construction methods and encourage other developers to consider its use.

We fell in love with mass timber because it's a beautiful, warm, inviting thing you can find in nature. It's why we love those gorgeous brick and timber loft buildings in LoDo. Natural materials draw us in. Humans have been making things with wood since the beginning of time. The first timber home dates back 10,000 years ago. Our use of mass timber in a modern, high-rise apartment building is a familiar return to using natural materials in our homes. It's a return to our connection with nature, even in a dense urban environment, and a return to prioritizing design and craft.

It won't happen overnight, but if our lessons learned can help encourage others to build with mass timber, we can work toward a more sustainable built environment. We look forward to showcasing the benefits of mass timber here in RiNo. We live in one of the most geographically beautiful places in the world, we must do all we can to protect it. \\\

andrew@katz-dev.com



*A section of Return to Form, detailing how the post and beam mass timber structure comes together.*

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# An Agency’s Strategy Aligns with a City’s Forward Movement

## Denver Housing Authority updates strategic plan, mission statement



**David Nisivoccia**  
Executive Director,  
Denver Housing Authority

Assessing, planning, evaluating and implementing are the facets that make an organization successful year after year. Early in 2022, Denver Housing Authority announced 2022 priorities that included delivering thousands of new housing options in the city. Providing housing options is one piece of a dynamic puzzle of housing scarcity and homelessness; DHA also has a priority to focus efforts and resources to ensuring our Denver residents have a holistic community living environment with access to healthy food, education, and employment opportunities.

To see these priorities come to fruition requires an insightful strategic plan, allowing for 2022 priorities to grow into five-year strategic initiatives and goals.

In the first half of 2022, the Denver Housing Authority embarked on evaluating, updating and re-creating the agency’s strategic plan. The plan resulted from a culmination of months of assessment, planning and feedback from DHA employees, landlords, residents, vendors and the Board of Commissioners. The strategic plan resulted in five goals, 33 strategies and 127 actions for the agency to implement from 2022 to 2027, branching off from the main priorities of delivering on varying housing options with holistic community resources for the residents in our great city of Denver.

Denver Housing Authority’s strategic initiatives:

1. Preserve and expand affordable housing by balancing innovation with risks, prioritizing resources, and being responsive and equitable.
2. Build and maintain housing that meets the needs of households of all sizes and backgrounds.



Sun Valley Kitchen Produce

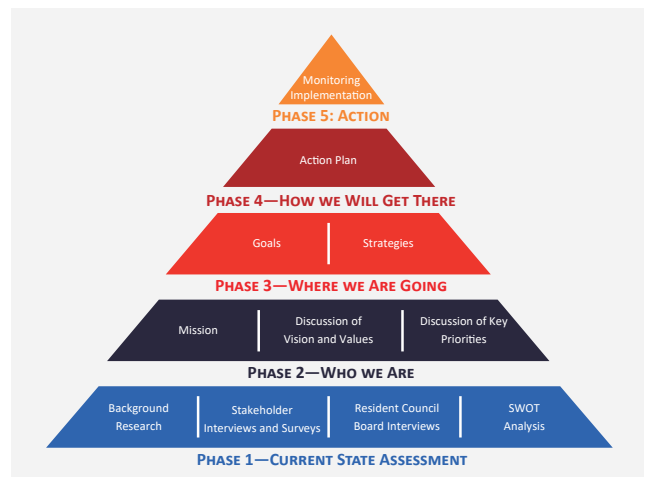
### THE PLAN | STRATEGIC PLAN OVERVIEW

DHA engaged in an extensive process over the past year to develop this Plan. Major goals of this process were to develop a Plan which:

- Builds upon DHA’s organizational strengths and successes to support organizational growth, affordable housing, and contribute to the prosperity of the City of Denver;
- Establishes yearly milestones which identify, communicate, and monitor progress of key priorities to assist in the advancement of the Strategic Plan; and,
- Communicates organizational priorities to DHA’s stakeholders.

The Plan was developed over five phases.

### STRATEGIC PLANNING PROCESS



3. Collect, monitor, and communicate agency outputs and outcomes, and make data-driven decisions to support continuous improvement.

4. Ensure DHA residents and participants can successfully access and benefit from opportunities and services that address the diverse needs and goals of each household.

5. Develop an ecosystem to strengthen holistic and sustainable services and financial support through collaboration with community partners, and property and neighborhood scale.

The first initiative – to preserve and expand affordable housing by balancing innovation with risks, prioritizing resources, and being responsive and equitable – is focused on innovation and equitable practices. DHA is committed to preserve, invest, leverage and integrate community needs as an asset when developing properties and communities. This includes incorporating innovations in construction practices and planning ahead for sustainable operations and long-term services. Finally, DHA will create a capital improvement plan for existing properties to ensure longer-term resilience and sustainability.



Dad and daughter, Fresh Start Backpack Broncos



Residents at Christmas

The second initiative – to build and maintain housing that meets the needs of households of all sizes and backgrounds – is focused on meeting the needs of residents. DHA is committed to understanding all issues around housing insecurity and determined to meet people where they are through design, programming and services.

The third initiative – to collect, monitor, and communicate agency outputs and outcomes and make data-driven decisions to support continuous improvement – is focused on communicating outcomes to our Denver communities, neighborhoods and constituents. DHA's efforts in communication will include data-driven approaches and reciprocal feedback with employees, residents and the community at large.



Residents volunteering

The fourth initiative – to ensure DHA residents and participants can successfully access and benefit from opportunities and services that address the diverse needs and goals of each household – is focused on access and opportunities for all participants of DHA programs. Under this initiative, DHA is committed to develop, expand and invest in resources for supportive services, technology, job skills, home ownership and philanthropy; this is all in the interest of increasing the upward socioeconomic mobility of all participants.

The fifth initiative – to develop an ecosystem to strengthen holistic and sustainable services and financial support through collaboration with community partners, and property and neighborhood scale – is focused on collaboration with community partners. DHA is committed to expanding current partnerships, leveraging DHA resources to extend to other community partners, sharing information across city and county agencies, improving the health of residents and communities, and investing in infrastructure resources through external partnerships.

“The biggest steps forward always come when we move together,” said Mayor Michael B. Hancock in his 2022 State of the City address. Denver Housing Authority believes that this new strategic plan has the cadence of us all moving together for housing, holistic community and sustainable neighborhoods – for the betterment of all residents of Denver.

DHA will implement this strategic plan over the next five years from today through 2027. The Denver Housing Authority's Board of Commissioners, appointed by the mayor of the city and county of Denver, will provide oversight and ongoing partnership. DHA will track outcomes and provide data updates to the community on an annual basis.

*Editor's note: DHA's mission is to develop and provide high-quality, affordable housing with responsive services, enabling people and communities to thrive. \\*

[dnisivoccia@denverhousing.org](mailto:dnisivoccia@denverhousing.org)

For the past 35 years, SMPS Colorado has come together with the industry's marketing elite to provide the premier forum for education and networking in the architectural, engineering, and construction communities.

## NOCO PROGRAMS EVENT



### Mixed-Use & Development Happy Hour

September 14<sup>th</sup> | 4:00 p.m. - 6:00 p.m.  
Sweet Heart Winery | 5500 W HWY 34

This event will focus on the significant growth of mixed-use and new developments occurring in NoCo. Don't miss this opportunity to learn about current and anticipated projects and trends from panelists local to the area.

[https://loom.ly/uLL\\_Igw](https://loom.ly/uLL_Igw)

## PROGRAMS EVENT



### Bio Labs & Sciences Panel Luncheon

October 12<sup>th</sup> | 11:30 a.m. - 1:00 p.m.  
Embassy Suites | 1420 Stout St.

A growing sector in Colorado, bio labs and life sciences have become top-of-mind as we navigate the pandemic. Join us to hear a panel of experts in life sciences and bio lab spaces to learn more about building and design requirements. <https://loom.ly/gX-WNBQ>

## EDUCATION EVENT



### Careers Over Coffee: Industry Leadership Roundtable

September 30<sup>th</sup> | 8:30 a.m. - 9:30 a.m.  
Grow + Gather | 900 E Hampden Ave.

Have you ever wondered what a path to marketing/business development leadership looks like in the A/E/C industry? Join us for breakfast, coffee, and a chance to talk with some of Colorado's foremost marketing and business development leaders, including Michelle, Ott, CPSM (JE Dunn), Rebecca Lavezzary (TreanorHL), and Bob Trout, CPSM (RGTroutConsulting).

<https://loom.ly/oDSJ7yE>

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**Tania Parada**  
Senior Interior  
Designer,  
OLC Designs

## OLC Designs Highlights Texture, Neutrals & Organic Lines for Today's Spaces



### Texture is Everything

Living in harmony with nature is a concept that has been around for a long time in design, but the pandemic has brought increased concern with balance and harmony. As such, wellness has become the new paradigm, highlighting the interest in eco-friendly and slow living lifestyles. Natural and cozy materials with an emphasis on texture take front stage in interior design this season. Ceramics, wool, cotton, unfinished woods, textured walls, natural stones, tactile textures, rough organic forms and materials, they all speak to a sense of well-being, health and connection to nature. The Astoria Rattan Ceiling Shade by Fabhub brings in a sense of intimacy and serenity. This handwoven organic lampshade is eco-friendly and creates a relaxed and inviting feel. Fabhub has many pieces with this aesthetic in mind.

<https://www.fabhub.shop/>



### Shades of Brown

Interior designers agree that the reign of gray has come to an end. The popularity of different shades of neutrals with brown undertones as well as deep brown colors will continue to heat up in the next few years. We can see this trend warming up in fashion as well as in residential and commercial design. Studio Marmi Contemporary Shades collection delivers some dramatic options for wall tiles in brown shades that will surely make a striking statement. This collection also makes use of brass accents, which we continue to see across design this season in combination with other trends as well.

<https://ceramictechnics.com/product/studio-marmi-contemporary-shades/>



### Neo Brutalism

Every few decades, Brutalism makes a comeback. In 2022, this trend in interior design is seen with the characteristic concrete walls, large statement pieces with an emphasis on unrefined materials, bold use of metal, blocky silhouettes, patinated and burned finishes. Kelly Wearstler is known for her one-of-a-kind pieces, some of which have Brutalist influences. Her Morro Square coffee table is a wonderful combination of a Brutalist shape that denotes function and natural rough materials.

<https://www.kellywearstler.com/instockviewall/morro-square-coffee-table/FTA21004-TVTN-50.html>



## Monochromatic Luxe

A classical look that continues to be an ongoing trend is bold monochromatic design with subtle golden/brass accents. This traditional style is timeless and elegant and can be applied with modern clean lines as well as with richer textures and accents for a more luxurious experience. The Navarra center table and the Lapiaz table lamp by Boca do Lobo, show exceptional draftsmanship. With rich color and organic surfaces, these pieces bring flair and beauty into any luxury interior.

<https://www.bocadolobo.com/en/limited-edition/coffee-and-side-tables/navarra-black-white-center-table/>

[https://www.bocadolobo.com/en/colors-collection/lamps/lapiaz/?utm\\_origem=blog&utm\\_meio=artigo-imagem&utm\\_conteudo=bocadoloboblog-interiordesignrends&utm\\_campanha=newproducts&utm\\_termo=s-rodrigues](https://www.bocadolobo.com/en/colors-collection/lamps/lapiaz/?utm_origem=blog&utm_meio=artigo-imagem&utm_conteudo=bocadoloboblog-interiordesignrends&utm_campanha=newproducts&utm_termo=s-rodrigues)



## Outdoor Organic Shapes

Outdoor trends also begin to honor nature's organic lines. We see a return to more natural and curved shapes as opposed to straight lines that were so popular for outdoor seating in the past few years. Royal Botania Organix Collection is inspired by nature, with many possibilities for fabrics as well as ceramic tops. Moreover, the curves of the different shapes allow for many different arrangements as some of the pieces can be combined to personal preferences. These pieces are the perfect combination for a minimalist or natural backdrop.

<https://www.royalbotania.com/collection/organix-lounge/>



## Contemporary Surrealism

Surrealism is making a comeback with its whimsical interiors, blends of materials and a digital influence where the worlds of design and technology intersect. The design language of surrealism fascinates with its unexpected and unusual objects, multi-sensorial interiors and playful sensuality. "A life extraordinary" is Moooi's new exhibition presented in Milan (as well as online) in June, and it promises to elevate the world of interior design. The exhibition presents interior design "moods" that come alive as poetic works of art. Pink landscapes, dreamlike clouds, sparkling water – these moods bring us a new take on Moooi's "classic" pieces as well as new designs. Part of a collaboration with LG, the Posé lifestyle-focused television was released the third quarter.

<https://www.mooui.com/us/#a-life-extraordinary-web>



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# Dare to Be Different

An edgy intervention takes flight in Westfield's Stanley House



# ent

**WORDS:** Sean O'Keefe

**PHOTOS:** Ryan Dravitz Photography

**D**esigning and constructing a building is one thing, creating a place is quite another. As most in the industry understand, the difference is in the details. Somewhere beyond pen and paper, hammer and nail, purpose and point of view, lies an energy, an enthusiasm, an experience that makes a destination more than a site but a celebration of the people who use it. For Jonathan Alpert, a partner with Denver real estate development firm Westfield Co., the joy in his work is when the wonderful happens.

“Creating places that shape a neighborhood and bring a smile to people’s faces when they arrive is what makes my work rewarding,” says Alpert, who joined Westfield in 2016. “Westfield has been investing in metro Denver for the better part of 40 years. We take on projects that aren’t straightforward. They either require adaptive reuse, envi-





Stanley House is a counterpart to Stanley Marketplace.



ronmental remediation or rezoning of some sort. We enjoy challenging situations that are likely to have some curveballs.”

Westfield’s contributions to context include many memorable moments in the city’s recent regeneration stretching from North Wynkoop on Brighton Boulevard to Panasonic’s new corporate campus on Peña Boulevard. Roughly midway between the two, one of Westfield’s latest efforts, Stanley House, now readies for takeoff.

“Stanley House is a counterpart to Stanley Marketplace, a predecessor project that re-envisioned an aviation manufacturing facility as a lively mix of commerce, culture and community,” says Alpert. He explains that as Westfield was developing the Stanley Marketplace in 2015, the plan always included a multifamily residential property when the time was right. The intention was a reciprocity that allowed the two assets to speak to one another architecturally and operationally. With the success of the marketplace firmly established and the metro Denver housing market exploding, the



*The new Stanley House speaks to Stanley Marketplace architecturally as well as operationally.*

opportunity for the multifamily property ripened in 2020.

“There is a huge number of doctors, nurses, researchers and students working at the Anschutz Medical Campus just about a mile away,” says Alpert. “Here we introduce 168 for-rent apartments spread across two buildings in a dynamic articulation of past, present and future. We believe Stanley House will attract a population that wants to be in this area but lacked the opportunity until now because this kind of a product didn’t exist in this neighborhood.”

Located on the southern fringe of what was once Stapleton International Airport, for now, the Stanley House site finds itself at the center of what seems an unintentional conglomeration of old and new, industrial, commercial and low-grade, for-rent residential. The intention is to embrace the inherent juxtaposition of inserting a lifestyle-driven purpose into a place of hard-scrambled presence.

“Stanley House sits just south of the marketplace on a site that was an undervalued piece of property we wanted to rejuvenate,” says Alpert. “We had a good feel for what is available in the for-rent market in this



*The design is intended to activate a street that never before had seen foot traffic*



The angular edges pay homage to the site's aeronautical past and history of innovation.



One-bedroom unit in Stanley House.

Brendan West

vicinity and knew we had an opportunity to do something completely different. We chose Shears Adkins Rockmore to lead design services. They knocked it out of the park.”

Founded on hard work, being in it together and having fun, Shears Adkins Rockmore (SAR+) has been revitalizing

Denver in-fill opportunities since 2002. With a focus on smart growth for communities, SAR+ combines creative capacity with enthusiasm for place and purpose and a commitment to sustainability. Sean Jursnick was one of the designers on the SAR+ team assembled for the Stanley House project. He has been with the firm for six years and points to the unique challenge of contributing to the creation of communities as the most rewarding aspect of his work.

“SAR+ has a voice in making a better Colorado, which is exciting,” says Jursnick. Seeking to design engaging and diverse environments, curiosity drives design at SAR+. “At Stanley House, a brownfield site that hadn’t seen use for more than a generation is becoming homes for hundreds of people. As an architect, trying to create something meaningful out of nothing is invigorating.”

SAR+’s design solution, a floating wing of an aircraft in flight. Stanley House offers four stories of residential units elevated above a deftly concealed concrete parking podium. The angular edges pay homage to the site’s aeronautical past and history of innovation. More than merely the massing, the building’s exterior materiality of masonry block and metal panels broadens the budding vernacular espoused by the marketplace. For Jursnick, the central challenge on the Stanley House was in giving future contributors a context as a meaningful launching point for what’s to come.

“The idea was to come into a sort of underleveraged site and create lasting activity and engagement along a street





that hasn't ever had foot traffic," says Jursnick. The intent is to build on the marketplace's momentum to catalyze further community reinvigoration on subsequent surrounding parcels. In elevating the residential floors on the podium, SAR+ placed Stanley House's community activity spaces on the first floor, animating the ground level. The property's amenities, accessible 24 hours a day, will include community lounge areas, a fitness center, bike storage and a pet wash. Taking advantage of the site's open surroundings, all units boast broad views and outside access.

Of course, the main amenity will be the immediate proximity to the Stanley Marketplace, which includes 50-plus independently owned Colorado businesses along with event space, office space and entertainment. The design and leasing plan for the building anticipates that many of Stanley House's tenants will keep long or odd hours due to their work.

"We envision residents who will make the experience of the Stanley Marketplace and the open space access an extension of their personal living space," shares Jursnick. "These units were designed as ultra-efficient abodes for people who don't spend a lot of time at home. However, we believe residents will think of themselves as still being at home even when they are over at the market or

out walking the trails."

Jursnick points out that SAR+ understood that respecting context also meant seeing the project as a gateway to more than just the client's market but as an entry point to nature as well. The site has a direct adjacency to Westerly Creek and 6 acres of open space, all of which is just part of an interconnected network of parks stretching for miles across Denver and Aurora. Beyond the immediate commercial and industrial adjacencies lies a residential community of older single-family homes.

"As the first new multifamily project in a long time, we worked closely with the city of Aurora and Westfield to be a good neighbor for the future developments that will follow," says Jursnick. "We pulled new sidewalks throughout the site to create connections to the existing trail network as a way to promote greenway engagement and make people's use of the park part of what activates the site."

As the Stanley House races toward completion under the direction of Alliance Construction Solutions, Alpert and the Westfield team get ready to welcome the first-ever tenants in the fall of 2022.

"The neighborhood needs new energy, something different, elevated and innovative," he finishes. "Stanley House dares to be different."\\

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**Welcome and Opening Remarks**

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12:30 - 1:00 p.m.

**The Current State of the National and Colorado Lodging Industry**

**Emmy Hise** - Senior Director of Hospitality Analytics, CoStar Group

1:00 - 1:15 p.m.

**The Current State of the Denver Convention and Tourism Industry**

**Richard Scharf** - President/CEO, Visit Denver

1:15 - 1:45 p.m.

**Broker Market Update and Review of Recent Hotel Transactions**

**Larry Kaplan** - Executive Vice President, CBRE Hotels | Capital Markets

**Michael Cahill, CRE, MAI, FRICS, CHA** - CEO and Founder, HREC Hospitality Real Estate Counselors

**Moderator: Stephen R. Hennis, MAI, ISHC, CHA** - Founder, Hotelogy

1:45 - 2:30 p.m.

**Brand Update and New Hotel Concepts**

**Jason Gregorek** - Vice President, Development and Owner Relations, Hyatt Hotels Corp.

**Bobby Molinary** - Senior Vice President, Lodging Development, Marriott International, Inc.

**Michael Marquez** - Regional VP of Franchise Development, Wyndham Hotels and Resorts

**Patrick Bursey** - VP, Hotel Development, Hard Rock International

**Carolyn Falvey** - Director, Lifestyle & Premium Development - Southwestern Region, IHG Hotels & Resorts

**Madison Schlieve** - Director, Development, Lifestyle and Premium Brands - Northwestern Region, IHG Hotels & Resorts

**Moderator: Jack Paul** - Vice President of Hotel Operations, Stonebridge Companies

2:30 - 3:00 p.m.

**Networking Break Food & Beverage in Expo Hall**

3:00 - 3:30 p.m.

**Hotel Design and Construction**

**Brian Weinmaster** - President / CEO, Alliance Construction Solutions

**Nicole Nathan** - Partner, JOHNSON NATHAN STROHE

**Erin Killian, LEED AP** - Associate, Semple Brown

**Moderator: Rebecca Stone, AIA, LEED BD+C** - Principal, OZ Architecture

3:30 - 4:00 p.m.

**Finance & Valuation Panel**

**Mike Huth** - Executive Vice President, JLL Hotels & Hospitality

**Brett Russell** - Director of Business Development, HVS

**Tyler Dumon** - Director, Newmark

**Moderator: Joe Won** - Vice President, Business Development, CoralTree Hospitality

4:00 - 4:45 p.m.

**Development and Investment Panel**

**Navin C. Dimond** - CEO and Chairman, Stonebridge Companies

**Michael Everett** - President, NuovoRE

**Thomas Luersen** - President, CoralTree Hospitality

**Gregory Kennealey** - Chief Executive Officer, Mission Hill Hospitality, a KSL Company

**Leon Hurley** - Managing Partner, Cypress 16

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**Moderator: Howard J. Pollack** - Shareholder, Otten Johnson Robinson Neff + Ragonetti PC

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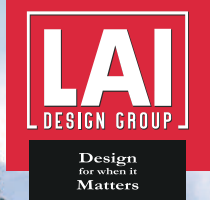
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# Kimberly Timmons Interiors Celebrates 25 Years in Denver

Creativity, customer service and ethics tie everything together



**WORDS:** Kevin Criss

It was 1997. Kimberly Timmons had worked her way up from junior designer to design director at Designworks, a Denver-based interior design firm. It was a fast-paced, high-volume production studio, but she was looking for something more.

“I had an itch to do things a little differently, experiment with some new ways of working and designing,” says Timmons. “There was a creative side to me that needed tapping into.”

The young designer found herself at a crossroads moment: Embrace sameness and keep her job, or strike out

on her own. Armed with a creative itch and no clients, she cleared space in her home and opened Kimberly Timmons Interiors.

Fast forward to 2022 and Kimberly Timmons Interiors is toasting a successful 25-year run of design excellence in Denver. KTI has three studios – hospitality, interior merchandising, luxury residential – and the 22-person firm has emerged as one of the top interior design firms in the country, winning more than 100 local and national awards. Recent highlights include ranking for the fourth consecutive year in the Top 100 Woman-Owned

Businesses and Top 200 Private Companies in Colorado; and receiving seven national awards in 2022 with more expected by end of year.

When asked how she thrived in this business for a quarter of a century, Timmons pauses to reflect.

“Well, I guess by never giving up, never accepting failure,” Timmons says. “I just kept plugging along. I remember during the great recession our CPA came into the office and he said, ‘You should just turn off the lights and turn in the keys,’ and I was like, ‘I’ll show you.’”

Timmons adds that being diversified and covering all aspects of interior design has helped, along with “a commitment to always delivering an extraordinary client experience.” No doubt those were critical to her success. But, never discount the motivation to prove wrong someone who stood in your business and told you to just give up.

### Local Roots and a 25-Year Client

Born and raised in Arvada, Timmons was fascinated with all forms of design from an early age, even designing her own costumes as a highly competitive youth roller skater. While she loved fashion, she soon became enamored with interior design.

After high school, she attended the Art Institute of Colorado, from which she graduated with honors in 1987. She immediately landed that gig with Designworks, leaving in '97 to open KTI.



*Early days at KTI, the first office*

On her own and with no clients, Timmons recalls looking through Professional Builder Magazine and noticing an article about Robson Communities, a Phoenix-based



*Robson Saddlebrooke Ranch La Hacienda Club*



homebuilder she recognized.

“So, I sent him a letter, back when you wrote letters, and got a call from his executive secretary, who said they’d like to meet me,” says Timmons. “He gave me a tiny project, but it worked out, and all these years later he’s still a client.”

A 25-year client relationship is unheard of these days, so I ask Timmons why Robson has stayed with her all this time.

“Well, I think he’s always very pleased with what we do, and he also knows that I’m very honest and have integrity,” she says. “I think he has always appreciated my level of ethics.”

She explains further. “If he didn’t like something, I just made it right. We’ve always stood behind our work and I think sometimes that’s a bit hard to find, but how we service our clients is really important to me.”

### Treating Every Project as Unique

A guiding principle that has steered KTI



LEFT TOP:

*Robson Texas SaddleBrooke Ranch Swim and Fitness Center - 2009*

LEFT BOTTOM:

*Awards 2022*

RIGHT TOP:

*Robson Saddlebrooke Ranch La Hacienda Club 2011*

RIGHT BOTTOM:

*Shea The Canyons - The Exchange Coffee House - 2020*



since day one has been the insistence to treat every project as unique.

“Some firms have a specific design style, but we don’t have that. Our goal is to listen to the client and design to what is the best thing for the project. We look at the exterior architecture, do our research and design to the location. I like to say we push the design a little bit further and we’re really into the details. We’re designing all dimensions of a space from the ceiling, the walls, the floors. Sometimes other designers don’t get into that kind of detail, but we definitely do.”

That holistic approach to every project has served KTI well as the team has amassed awards and dream projects year after year. And while the firm’s project reach stretches around the country, when asked for a project she would like to be remembered for, the Colorado native selected something close to home.

“The Exchange Coffee House, an amenity building at The Canyons (in Castle Pines),” she says fondly. “I love how it turned out. I love going there and seeing people enjoy the space. To me that’s so rewarding.”



Senior Support Services



The KTI team shows off the custom mural they painted at their office in downtown Denver.

## A Passion for Giving Back

The importance of giving back to the community is a core belief for Timmons, and it's something she has done extensively over the years. When talking about KTI, Timmons is reluctant to take any credit and is quick to shine the spotlight on her staff, who she considers family.

But, when she talks about giving back, she comes alive. It's clear this is a passion.

"I've always been very caring and wanting to help others. I'm grateful for everything we have and look at how we can help others."

Timmons explains one of her many ventures has been working with Senior Support Services in Denver and a program that works to place homeless seniors in small apartments. She works with the Sales and Marketing Council of the Denver's Home Builders Association, along with other homebuilders and interior designers, to collect furniture and other items so that once a senior is assigned an apartment, her team can go to work.

"We go in and fully furnish their apartment for them. The sheets, the dishes, everything. We're in and out in a couple hours and they're usually just in shock, you know? But, the most rewarding thing is seeing them so happy. From living on the street to having a nice apartment that they're proud of, that's what it's all about."

## What's Next for KTI?

For a company that has flourished for 25 years, what does the future hold? For Timmons, a good dose of optimism is setting the stage.

"I'm so excited for what the next 10 to 20 years will be for KTI. Our company is ascending to new heights, and we're being asked to design more exciting projects every year. I'm looking forward to seeing what transpires!" \





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Recently completed, 19Nineteen Mile High is a new multifamily development near Empower Field.

# New 19Nineteen Apartments Help Meet Demand for Housing in Denver

**T**he city of Denver is one of the fastest-growing U.S. cities. Its growing economy, diversity, climate and beautiful surroundings are attractive to a wide variety of people. Denver's burgeoning labor force is creating challenges for first-time homebuyers, just one of the reasons that we are seeing strong demand for rental housing. Recently completed, 19Nineteen Mile High is a new multifamily development near Empower Field that is now open and helping meet the need for housing in the Denver metro area. The 277-unit building in the Jefferson Park neighborhood offers a range of studio, one- and two-bedroom options and is full of high-end amenities for residents.



**Joe Swensson**  
Director of Real Estate Development, Opus

Jefferson Park is a prime area that appeals to people who

want to live within walking or biking distance of work, entertainment, retail and public transportation. According to the National Association of Realtors, half of respondents in a 2020 survey said they would prefer to live in a walkable community. These "15-minute neighborhoods," where residents can access everything they need within a 15-minute walk, are becoming increasingly popular.

Our 19Nineteen Mile High Apartments development provides residents with easy access to both downtown and to the mountains. It is also one of the first multifamily developments where design and operational changes proposed during the pandemic are coming to life.

The building, which features a green roof to reduce the urban heat island effect, was designed to be environmentally responsible. It is a candidate to achieve LEED certification, as well as Fitwel certification. Fitwel is the world's leading certification system committed to building health



*The view from the lobby features Empower Field.*

for all and prioritizes wellness within design, development, and operations of buildings and communities.

In addition to views of downtown Denver and the Front Range, residents can take advantage of many amenities, including the Star Lounge rooftop deck, which is a 12th-floor clubroom with skyline views; a resort-style pool and spa with towel service; multisport simulator; game lounge; multilevel fitness center with a yoga and ballet barre studio; bike and ski storage; and a dog wash station. The property also features The Study, which is a designated work-from-home space with individual offices and conference rooms. The Study was integrated into the project after construction began and was a direct impact of the pandemic and the need for flexible working space. The location has nearby parks and trails, including the Platte River Trail, Sloan's Lake Park and Jefferson Park.

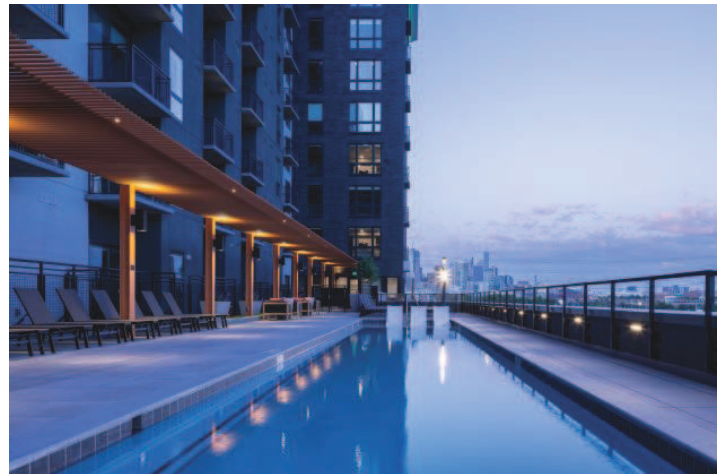
Opus has developed many residential projects in recent years in the Denver market. Kalaco Apartments is currently under construction at the intersection of West Colfax and Kalamath in the La Alma/Lincoln Park neighborhood. Cadence Broomfield, a senior living community,



*Amenities including the Star Lounge rooftop deck, which is a 12th-floor clubroom with skyline views.*



*The Study was integrated into the project after construction began and was a direct impact of the pandemic and the need for flexible working space.*



*The resort-style pool and spa offer sweeping views of Denver and the Front Range.*

is also under construction and slated for completion in late spring 2024. The Glenn, located in Centennial, was completed in May 2018, and Verve, in Lower Downtown, was completed in 2014. Earlier, Opus developed The Pinnacle at City Park South, a two-tower residential development that was completed in 2009.

We look forward to continued investment in this great city.\



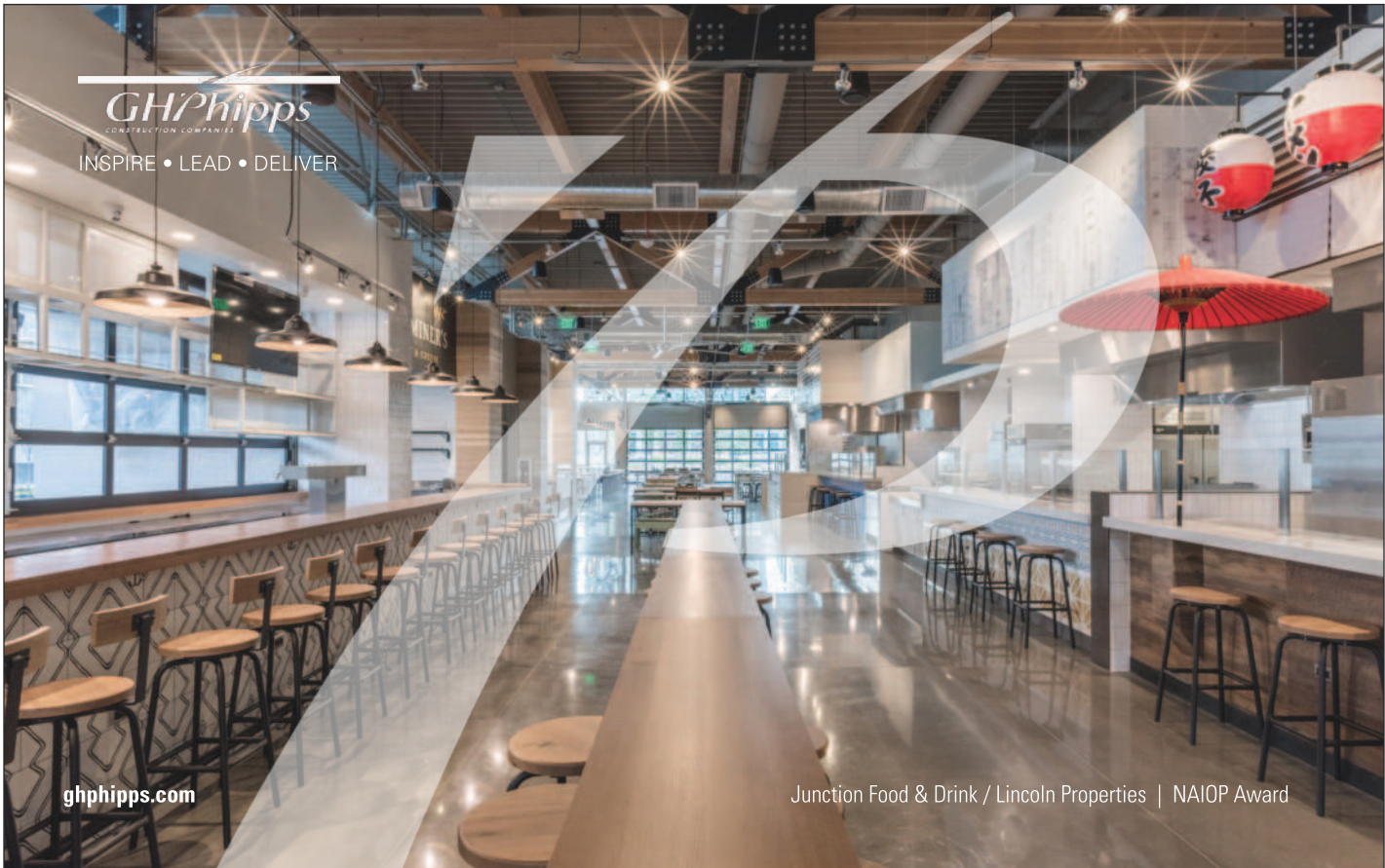
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The lobby serves as the living room at Catbird. Multiple paths of track lighting blend seamlessly into the ceiling throughout the lobby and common spaces, bringing warmth to the various architectural elements.

# Lighting the Way for Catbird's Home-Away-From-Home Experience

**W**alking through the doors of Catbird, the recently opened, extremely hip extended-stay hotel in Denver's River North Art District, you – and your dog – are greeted by name. You grab a snack from the fully stocked refrigerator in the oversized ground-floor kitchen before heading up to your room, which feels more like a trendy urban loft than a hotel. You work for a few hours, stream a show on your in-room 4K projector and then head upstairs for rooftop cocktails with friends at the Red Bar. You are home – or rather, you are at a new kind of



**Kristen Kordecki Miller**  
Commercial Projects Director, LS Group

home away from home.

Developed by Sage Hospitality with interiors by DLR Group and Swan Dive Design Studio, each element of the 165-room hotel is carefully curated to blur the lines between hotel and home, travelers and locals, by creating adaptable spaces that foster a deeper sense of belonging for guests and community. As the lighting design team behind the project, LS Group was tasked with maximizing that flexibility, and setting the tone for the eclectic, residential-inspired experience throughout the common areas and guest rooms.

• **Uncommon common areas.** Making guests feel at home at Catbird begins with the ground-floor common areas. The design is playful, but high-end – like visiting the residence of a well-heeled artist friend. The spacious

3,000-square-foot space is made more approachable with a human-scaled design and carefully programmed spaces. Lighting is layered and warm. Interesting decorative fixtures beckon guests to come relax in one of the various seating vignettes, admire the hotel's art collection, curated by Nine dot Arts, or experience some of Denver's best people-watching through the expansive glazing.

Rather than relegating the kitchen to a back-of-house function, as is typical in most hotels, Catbird Kitchen is the centerpiece of the lobby, a gathering space designed to foster community. And just like visiting a friend for dinner, guests can enjoy a glass of wine at the kitchen island and watch as the chef prepares their meal. For solitude-seekers, a kitchen refrigerator and pantry are fully stocked for guest use. They can grab a bite or beverage and retreat to their room or head to the library space tucked in the northeast corner of level 1, separated from the rest of the lobby by floor-to-ceiling bookshelves just beyond the main elevator lobby.

For a more social experience, up on the seventh floor, The Red Barber cocktail bar invites guests and locals alike to mingle and marvel at the sweeping panoramas of city sights and mountain heights. The irreverent design of all-season, indoor-outdoor bar is meant to evoke

the patio or garden of a home (complete with garden gnomes). Named one of Westword's 10 Best Rooftops, the bar has quickly become a local favorite.

• **Lifestyle-driven guestrooms.** When it's time to slide from the social rhythm of common areas and into the guestroom, every detail has been considered to provide a smooth transition from lively to restorative. The rooms are designed for maximum flexibility in a minimalist package (rooms start at just 300 square feet), with a patent-pending, bespoke loft bed is meticulously designed for maximum storage within a sleek, monolithic envelope. All lighting must therefore be able to transition to accommodate a variety of uses – from work to meal prep, to relaxation, entertaining, media viewing and more. Each light source was designed to be individually controlled, helping guests create their ideal experience at any given time.

A decorative entry fixture creates a sense of arrival, while integrated tape lighting gently illuminates the entryway walls, which house a row of hooks to help guests stay organized. Linear light reveals in the living area are completely dimmable, taking the space from full brightness all the way down to movie mode, perfect for enjoying a cinematic experience on the 4k projector and mas-



Large pendant fixtures serve as a beacon, drawing guests to the communal dining table or one of the smaller high-tops. Integrated underbar and shelf lighting in the gourmet kitchen illuminates the tile backsplash, creating a comfortable, homey atmosphere for guests to grab a snack, mingle and relax.



*Balancing the challenges of abundant natural light, as well as multiple reflective surfaces within the interior, the lighting design in the Red Barber is subtle while strategically drawing the eye to some of the more interesting architectural features, such as the stunning curved columns. Interior design by Swan Dive Design Studio.*



*Undermount indirect lighting illuminates each step leading up to the bespoke loft bed to provide essential wayfinding as well as ambiance. Luggage can be tucked away in a storage area beneath the lofted bed, keeping the living space clean and further reinforcing the notion that this is truly home for guests. Guestroom interiors and corridors were designed by DLR Group*

sive 6-by-8-foot drop-down screen. Surface-mounted downlights supply extra light needed in the dining and kitchen spaces, which are fully stocked for guests' use. Indirect floating vanity lighting in the bathroom, more typical in high-end residential applications, serves to reinforce the domestic feel of the guest rooms.

- **Extending hospitality.** In the spirit of hospitality, all design elements at Catbird, including the lighting, aim to create the sense of limitless possibility – your experience is entirely what you make it when you make this place your home. This idea extends to thoughtful touches for extended-stay guests such as available biweekly housekeeping and laundry facilities. A fully stocked Playroom offers all the equipment guests need to explore the city or pursue their passions – from art supplies to musical instruments to scooters, bikes and outdoor gear. Dogs are welcome, but guests can also opt to rent a plant to brighten up their stay.

From the beautiful, thoughtfully organized interiors and welcoming lighting design to the amenities and programming, the experience at Catbird helps guests get the most from their stay and feel truly at home in the Mile High City. \\





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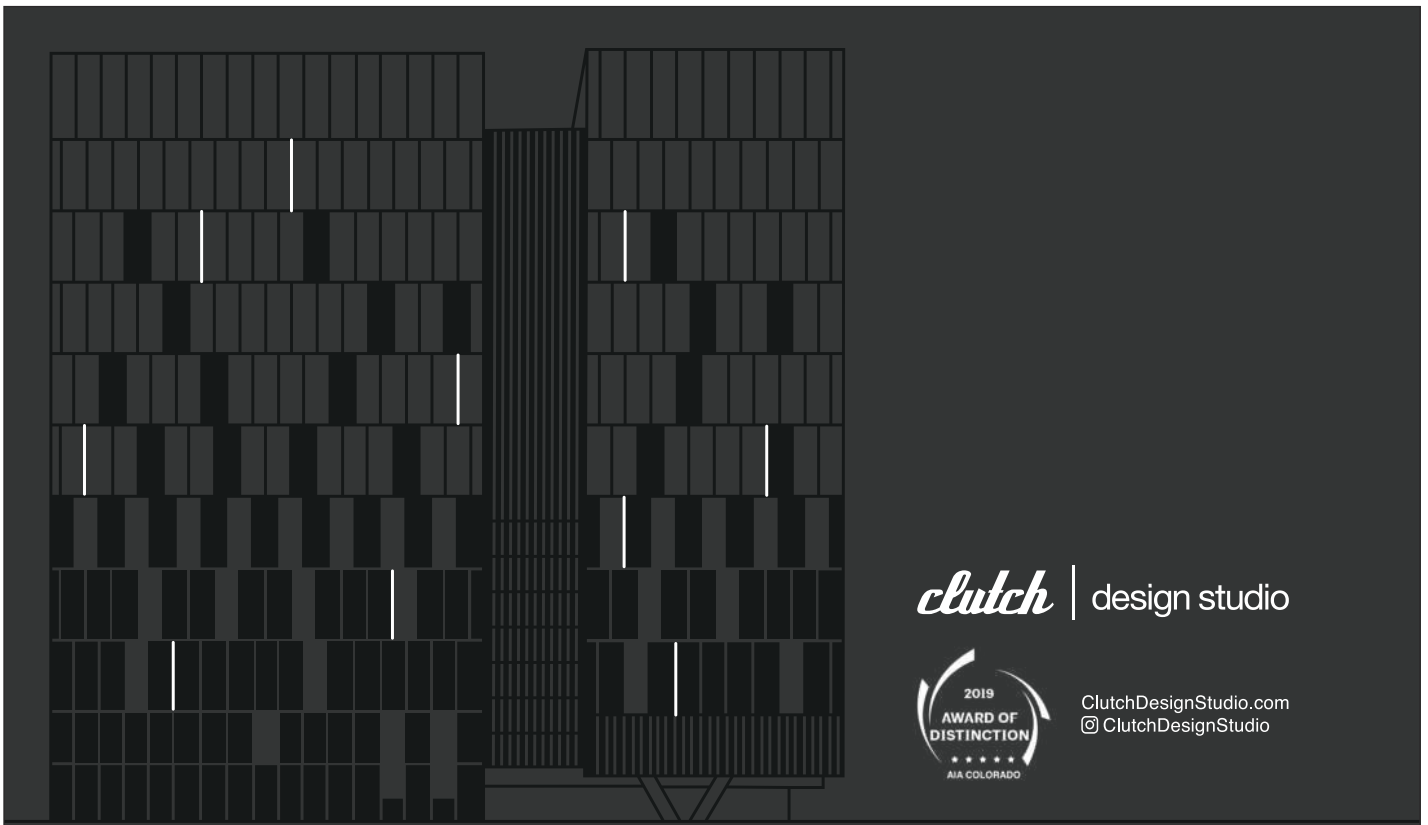




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A spherical installation by Denver-based artist Theresa Clowes hangs from the ceiling; it was formed using local cottonwood sticks suspended in a collective body.

## 1900 Sixteenth Street Lobby

**T**he 1900 Sixteenth Street's lobby space has been completely reimagined to reflect the vibrant spirit of Denver's Union Station neighborhood.

Tryba Architects designed the 18-story mixed-use office tower, featuring a light-filled, two-story lobby and a unique landscaped entrance plaza surrounded by ground-floor retail and tenant amenities. At the time of construction in 2008, 1900 Sixteenth Street had been the first major new commercial development near the termination of the 16th Street Mall. Aimed to attract Class A tenants to a relatively uncharted area of downtown, the original lobby was elegant and timeless – but lacked in-



**Elizabeth Goodnite,**  
NCIDQ, NEWH  
Associate,  
Interior  
Designer,  
Tryba  
Architects

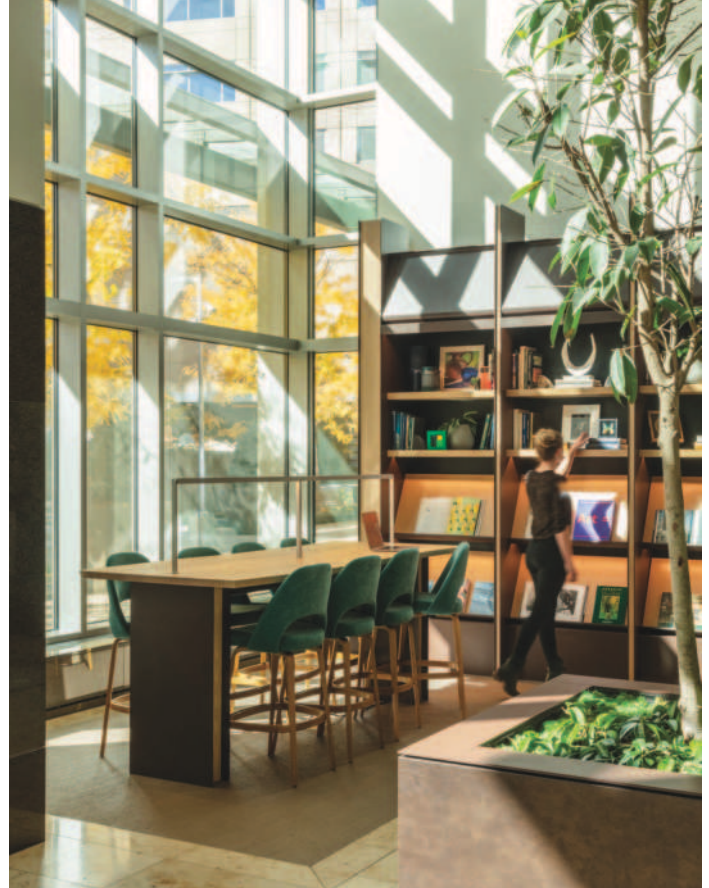
dividuality. Fourteen years later, the neighborhood has vastly changed and the building now finds itself at the heart of one of the city's most vibrant and desirable urban districts. With the location now naturally attracting world-class tenants, the time had arrived to enhance the building lobby – the first point of welcome – to better reflect the spirit of innovation, collaboration and social interaction seen in the neighborhood.

Our interior design team returned to take on the challenge of transforming a pass-through zone into a memorable destination for tenants and visitors to experience and enjoy. Importantly, the lobby had to remain fully functional throughout the design and construction process, so wholesale changes to the program and access points were not an option. Instead, the designers focused on incorporating high-impact materials, visceral elements of nature and scaled proportions to create

a reimagined, modern space for forward-thinking tenants.

Japanese textured black clay tile was selected for the wall cladding, injecting a contemporary expression into the previously traditional space. As a darkened backdrop in the light-filled room, the tile accentuates the new green plant life, warm oak millwork and jewel-toned fabrics. To complement the generous and transformational daylight, the design team chose striking and contrasting natural materials along with a color palette of warm wood tones, patinated bronze and blackened steel, charcoal grays, bold greens and a generous amount of natural greenery dispersed throughout the space.

The concept centers on activation by creating pockets of seclusion versus openness. Rather than feeling exposed within a large space, workers and guests now can find moments of solitude or spaces that encourage collaboration and invite random encounters. The reception desk was reoriented to create a receiving zone at the anchor end of the lobby, freeing up space for social gatherings or quiet breaks. A diverse range of settings were included that would appeal to a variety of needs: reading nooks and an open library wall; individual and group study spaces; dining areas; and lounge seating set up for people or nature watching. The re-



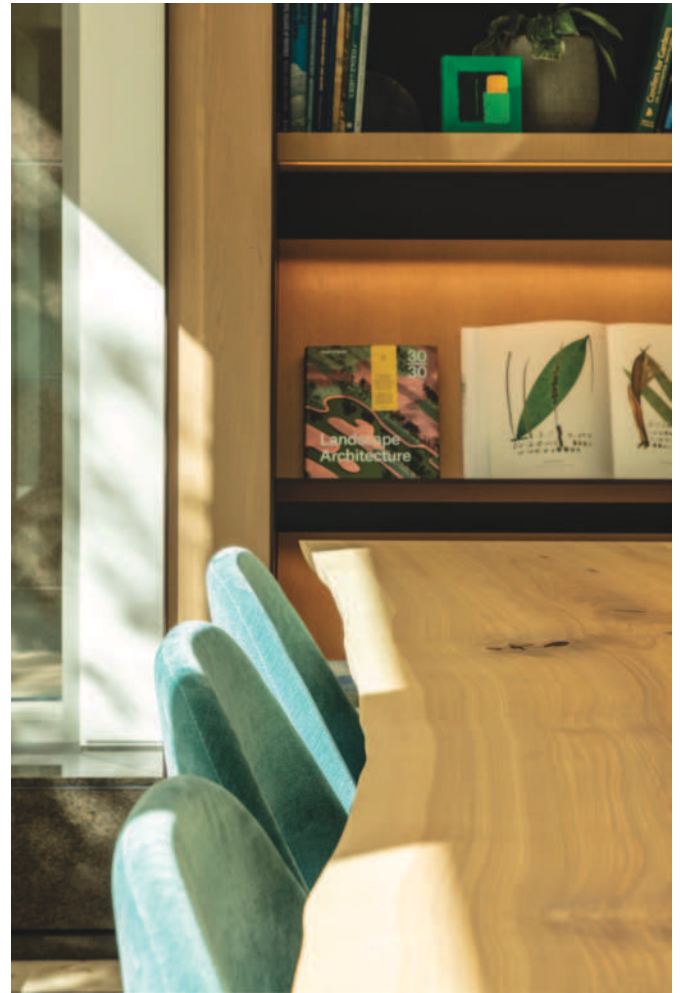
*A diverse range of settings were included that would appeal to a variety of needs, including reading nooks and an open library wall.*



*Japanese textured black clay tile was selected for the wall cladding, injecting a contemporary expression into the previously traditional space.*



*Rather than feeling exposed within a large space, workers and guests now can find moments of solitude or spaces that encourage collaboration and invite random encounters.*



*Art Builders Guild designed the custom live-edge ash library table.*



*The reception desk was reoriented to create a receiving zone at the anchor end of the lobby, freeing up space for social gatherings or quiet breaks.*

sult is a welcoming, engaging space that encourages workers and visitors to linger, socialize and decompress.

The contemporary new lobby celebrates Colorado and is deeply connected to place. The clients partnered with local vendors and retailers including Gallagher Books & Antiques, which supplied select items for the library shelves, and Art Builders Guild, which designed the custom live-edge ash library table. Other local partners included Performance Woodworking Inc. for the custom millwork, Merchants for furniture procurement, Ambius for plantings and Arapahoe Sign Arts for signage. The lobby's most distinctive feature, a spherical installation by Denver-based artist Theresa Clowes, hangs from the ceiling. Formed using local cottonwood sticks suspended in a collective body, the piece is a focal point that represents ecological alliances and the boundlessness of possibility. \\



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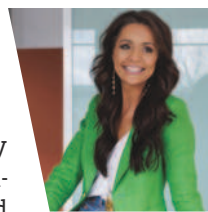




# Design Intersects with History at Loretto Heights

Over the span of 120-plus years, Loretto Heights in Denver has been an academy for girls, a World War I military training ground, a university and, most notably, Loretto Heights College. The iconic hilltop campus is filled with a rich history that will be thoughtfully preserved as it's being reimaged.

Founded by the Sisters of Loretto in the late 1800s as a Catholic boarding school for girls, the college began as Loretto Heights Academy. The campus, designed by Frank E. Edbrooke & Co., is notably positioned on high ground and boasts panoramic views of the mountains to the west.



**Angela Harris**  
Founder and  
CEO, Trio  
Design



*Trio has developed mood boards and plans for the lobby, leasing office, coworking center, fitness and yoga, amenity lounge and more.*

In partnership with Grand Peaks, Trio will design the new multifamily apartment project at Loretto Heights. While we're still in the initial stages, our approach to this project is exemplified through our mission: building better communities through concentrated efforts with builders, developers, architects and manufacturers to intentionally bring to market more innovative, healthier and approachable design.

Our process includes extensive research on the community, demographics, location and history of any project. Because of its deep history, and its placement in the National Register of Historic Places in 1975, the goal of our team is to infuse design elements that pay homage to the campus's past.

Tasked with designing the amenity spaces of the multifamily project at Loretto Heights, our designers have developed mood boards and plans for the lobby, leasing office, coworking center, fitness and yoga, amenity lounge, rooftop lounge, rooftop deck, mail and parcel, pet wash, gear tune, and more.

A truly unique design has been thoughtfully curated by our team, and every detail and finish highlights the appreciation of history throughout the years of Loretto Heights.

A refined yet bold and warm interior with accents of leather, plaid fabric textures, emblematic wall graphics, and brass and vintage accessories can be found throughout the amenity and communal spaces.

Warm wood tones set the foundation of the overall flooring and millwork throughout. Custom tile flooring and upholstery create a strong appreciation of the historic design characteristics.

Envisioned as a place where vintage and a modern world collide, stained glass and carefully crafted millwork, artwork and colors give historical weight to the residence. Bold jewel tones can be found in the amenity lounge fireplace and in the rooftop lounge, as both spac-

When World War I erupted, the sisters turned Loretto Heights Academy into a military training ground and held a National Service School. Later, after gaining college accreditation and facing the Great Depression and World War II, Loretto Heights College contributed to the war effort and in 1945 created joint collegiate nursing programs to meet the growing desire among women for economic independence in the postwar era.

As the years progressed, the campus was home to a variety of education-based initiatives. Finally in 2016, Colorado Heights, as it was renamed, closed its doors.

In 2021, Denver City Council approved a rezoning request for the Loretto Heights project, opening the door for new multifamily and residential housing plans for the campus.



*Bold jewel tones can be found in the amenity lounge fireplace, which utilizes color to its fullest potential to bring the spaces to life.*



*Every detail and finish highlights the appreciation of history throughout the years of Loretto Heights.*

es utilize color to its fullest potential to bring the spaces to life.

In collaboration with our partners at Grand Peaks, our goal for this project is to pay homage to the rich history of Loretto Heights by telling the story of the past while cre-

ating new interpretations for future generations through the interior design process. From stained glass installations and contemporary works of art to patterned tile selections and unique furniture pieces, history will intersect beautifully with interior design at Loretto Heights.\



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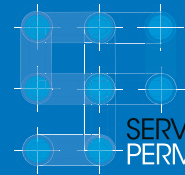
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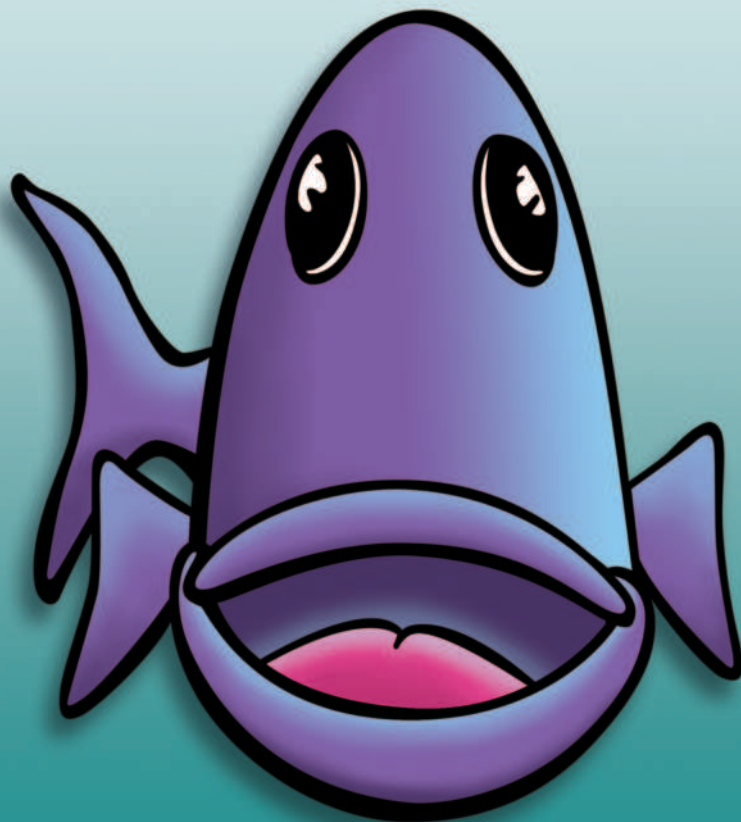


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# BUILDING DIALOGUE

Development Construction Architecture Engineering Interior Design

## Colorado's Premier Commercial Design and Construction Magazine

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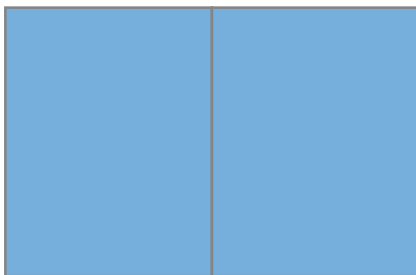
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June 2022	May 4	May 11
September 2022	August 3	August 10
December 2022	November 2	November 9

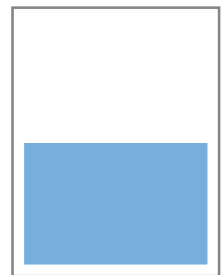
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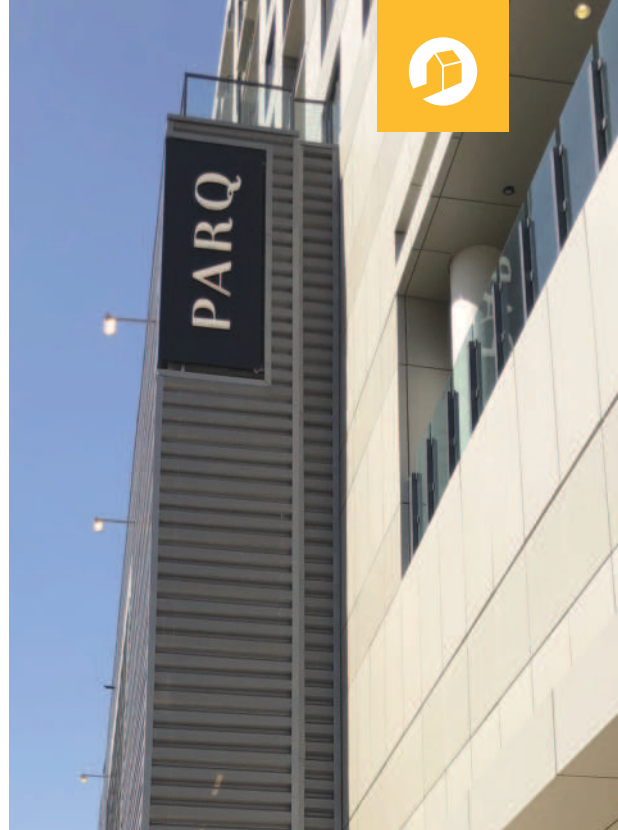


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