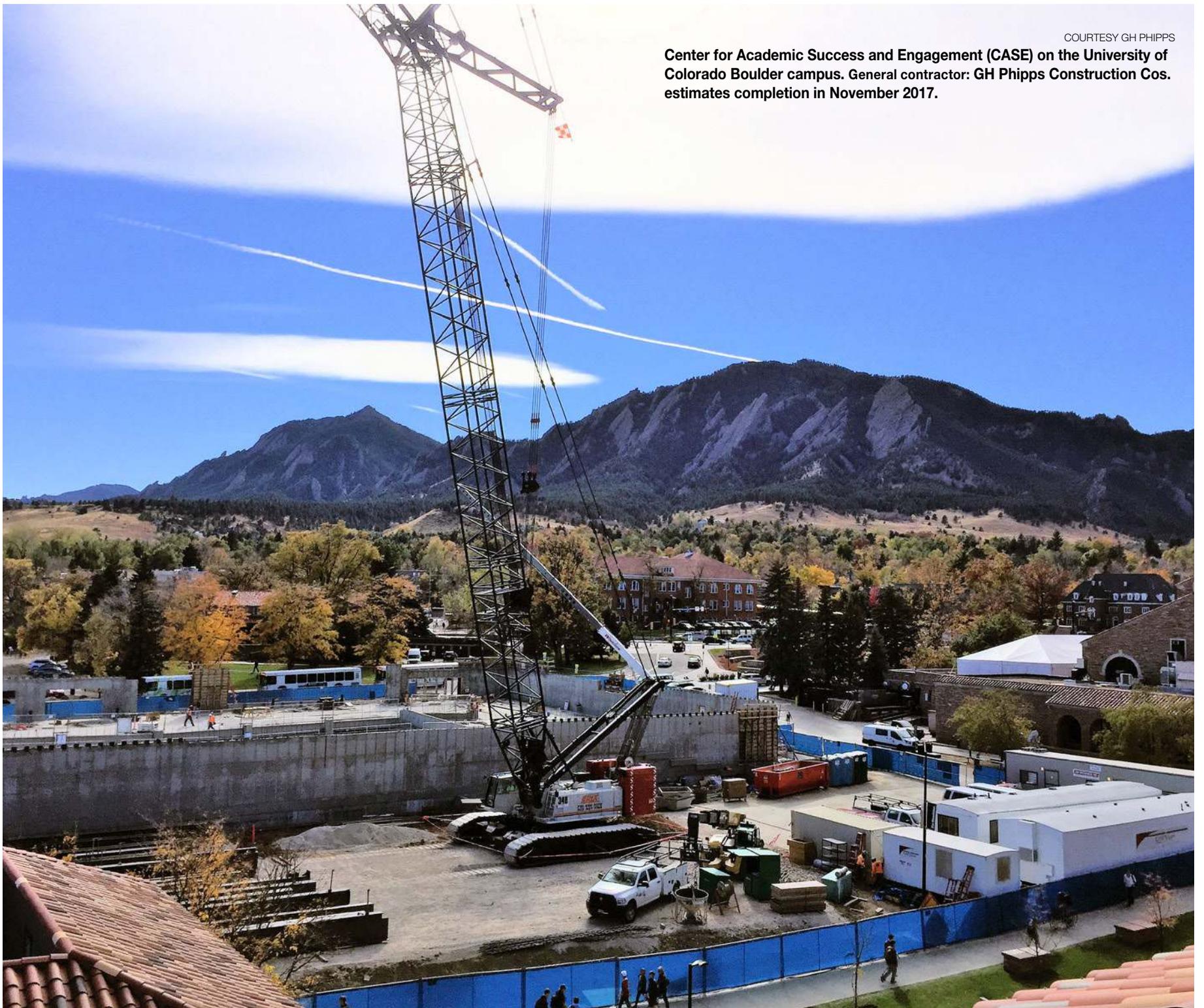


# Breaking Ground

The Portal for New Development Projects

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A RUNDOWN OF EMERGING DEVELOPMENT PROJECTS



COURTESY GH PHIPPS

Center for Academic Success and Engagement (CASE) on the University of Colorado Boulder campus. General contractor: GH Phipps Construction Cos. estimates completion in November 2017.

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## 1005 on the Block

1005 14th St., Boulder  
**Developer:** 14th & Euclid LLC  
**Engineer:** The CE Group (mechanical)  
**Architect:** Sopher Sparr Architects LLC  
**Cost:** N/A  
**Square feet:** 14,600  
**No. of units:** 9  
**Type:** Apartments  
**Construction start:** September 2016  
**Completion:** August 2017

**Description:** Located in the University Hill neighborhood, this nine-unit apartment building is dedicated to off-campus student housing. This three-story building is made up of two-, three- and four-bedroom units complete with modern interiors and balconies, along with an inner courtyard on the main level. The building will also have 49 new underground parking spaces and three new surface parking spaces.



## 215 Mathews Street Offices

215 Mathews St., Fort Collins  
**Developer:** Development Co. LLC  
**General contractor:** Dohn Construction Inc.  
**Architect:** N/A  
**Type:** Office  
**Construction start:** N/A  
**Completion:** July 2017  
**Square feet:** 11,902

**Description:** Located in the downtown area, this building is nestled in between old buildings that embody the classic architecture that defines old Fort Collins. The design intent was to carry on the feel of the original architecture with the classic brick and stone veneer, but also provide the building with its own identity with darker colors. The first level contains parking, with the lobby entrance on the east side. An elevator provides access to all three floors. The second floor has common area restrooms, and open space for a future tenant build-out. The third floor will be the new home to Cline Williams Wright Johnson & Oldfather, a law practice that currently resides a few blocks away in an office along College Avenue. The interior design aspects for the third floor bring in a combination of off-whites, greys, and blues, and finish off with oil rubbed bronze finishes in the light fixtures and door hardware. This new building will provide a sophisticated look and feel among the classic red brick that is Old Town Fort Collins.



## 425 S. College Ave.

425 S. College Ave., Fort Collins  
**Developer:** McWhinney  
**General contractor:** N/A  
**Architect:** N/A  
**Cost:** N/A  
**Square feet:** 30,000 (est.)  
**Type:** Retail  
**Construction start:** N/A  
**Completion:** N/A

**Description:** Renovation of former Sports Authority building into a grocery store to house Lucky's Market.

## Accurence

305 S. Arthur Ave., Louisville  
**Developer:** Etkin Johnson Real Estate Partners  
**General contractor:**  
**Architect:**  
**Cost:** N/A  
**Square feet:** 17,940  
**Type:** Office  
**Construction start:**  
**Completion:** Early 2018

**Description:** Westminster software company Accurence is moving to the Colorado Technology Center in Louisville, where Denver developer Etkin Johnson Real Estate Partners will build a 17,940-square-foot building for the company slated for completion early next year. Accurence develops and maintains roofing software applications for insurance carriers and roofing contractors. The new building, on a 2.38-acre parcel at 305 S. Arthur Ave., will house 59 employees and provide Accurence with room for growth.



## Agilent Technologies Inc.

West of Silver Birch Boulevard and north of Tipple Parkway, Frederick  
**Developer:** Agilent Technologies Inc.  
**General contractor:** GE Johnson Construction Co.  
**Architect:** CRB  
**Cost:** \$120 million  
**Square feet:** 130,000  
**Type:** High tech  
**Construction start:** October 2016  
**Completion:** Late 2017

**Description:** Agilent has acquired 20 acres in Frederick in Weld County, where it is building a pharmaceutical-manufacturing facility. The expansion will enable the company to more than double its commercial manufacturing capacity for nucleic acid active pharmaceutical ingredients.



## Boulder Community Health Erie Health Clinic

101 Erie Parkway, Erie  
**Developer:** N/A  
**General contractor:** N/A  
**Architect:** PEH Architects  
**Cost:** N/A  
**Square feet:** 40,000  
**Type:** Health Care  
**Construction start:** Late 2017  
**Completion:** Fourth quarter, 2018

**Description:** Boulder Community Health has acquired 6.1 acres of vacant land at the northwest corner of Erie Parkway and South Briggs Street in Erie where it will build a medical-office building that will include an urgent-care facility.



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## Audi Flatirons

Northwest Parkway and Via Varra, Broomfield  
**Developer:** Audi Boulder  
**General contractor:** The Gravity Co.  
**Architect:** N/A  
**Cost:** \$10.5 million  
**Square feet:** 57,442  
**Type:** Retail  
**Construction start:** N/A  
**Completion:** Summer 2017

**Description:** The Audi Boulder dealership is expanding into Broomfield, with construction set to be completed in the summer of 2017. The 4.5-acre site is located near the Flatiron Crossing mall. The new two-story building will include showroom and service areas surrounded by 188 parking spaces to provide for employee and public parking, as well as inventory.



## Boulder Industry and Arts Center

5125 Pearl Parkway, Boulder  
**Developer:** Sagebrush Cos.  
**General contractor:** N/A  
**Architects:** Sanzpont Architectura  
 Coburn Design  
**Cost:** \$24 million  
**Square feet:** 80,000  
**Type:** Office  
**Construction start:** N/A  
**Completion:** N/A

**Description:** Denver-based Sagebrush Cos. plans an 80,000-square-foot office complex on 2.5 acres of vacant land at 5125 Pearl Parkway for the office complex that will be called the Boulder Industry and Arts Center.



## Brands at The Ranch

Northeast corner of Interstate 25 and Crossroads Boulevard, Loveland  
**Developer:** Water Valley Land Co./Stellar Development LLC  
**General contractor:** N/A  
**Architect:** N/A  
**Cost:** \$500 million  
**Square feet:** 1,890,000, including 425,000 (retail) and 426,500 (office)  
**No. of units:** 825 (apartments)  
**Type:** Mixed-use, office, retail, hotels, apartments  
**Construction start:** First quarter, 2017  
**Completion:** Fall 2018

**Description:** Water Valley Land Co. announced plans in May for the new lifestyle retail development, which is slated to include 425,000 square feet of retail space, 426,500 square feet of office space, two hotels, a movie theater and 825 apartments.



## Center for Academic Success and Engagement (CASE)

University of Colorado Boulder  
**Developer:** University of Colorado  
**General contractor:** GH Phipps Construction Cos.  
**Architect:** OZ Architecture  
**Cost:** \$37.8 million  
**Square feet:** 104,000  
**Type:** Higher education  
**Construction start:** August 2016  
**Completion:** November 2017

**Description:** Classroom and office spaces to be constructed over the Euclid Avenue AutoPark as part of the new Center for Academic Success and Engagement (CASE). Student services include admissions, academic advising, outreach and development.



## Colorado State University Medical Center

Northwest corner of South College Avenue and Prospect Road  
**Developer:** Colorado State University  
**General contractor:** Adolfsen & Peterson Construction  
**Architect:** Bennett Wagner Grody Architects  
**Cost:** \$59 million  
**Square feet:** 113,000  
**Type:** Health care  
**Construction start:** Spring 2016  
**Completion:** Spring 2017

**Description:** The 113,000-square-foot building will be home to the existing CSU Health Network, which provides a full range of medical, mental-health and health-education and prevention services to CSU students. The new center also will house public health-care services provided by University of Colorado Health and Associates in Family Medicine, including a walk-in clinic and occupational health services. In addition, the facility will feature a new Columbine Health Systems Center for Healthy Aging, providing space and a framework for collaborative research on aging and educational, outreach programs.



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## Colorado State University stadium

Northwest corner of Pitkin Drive and Whitcomb St.  
**Developer:** Colorado State University/Icon Venue Group  
**General contractor:** Mortenson Construction  
**Architect:** Populous  
**Cost:** \$254 million  
**Square feet:** 635,000  
**Capacity:** 41,200  
**Type:** Higher Education  
**Construction start:** September 2015  
**Completion:** June 2017

**Description:** The stadium will have a total capacity of 41,000, including 10,000 student seats. There are more than 800 club seats supported by a 11,600-square-foot Stadium Club, 40+ Loge Boxes, 22 Luxury Suites and 112 concession points of sale. There is 78,000 square feet of covered concourse space. A new plaza on the north side of the building will welcome fans to the site and provide landscaped space for year-round events.



## Copperleaf Place

3425 S. Shields St., Fort Collins  
**Developer:** Brinkman  
**General contractor:** Brinkman Construction  
**Architect:** Infusion Architects  
**Cost:** \$16 million  
**Square feet:** 80,800  
**No. of units:** 94  
**Type:** Apartments  
**Construction start:** May 2017  
**Completion:** February 2018

**Description:** Copperleaf Place meets the constantly increasing demand for one- and two-bedroom apartment housing in Fort Collins in an infill location. Along the midtown corridor of the city, Copperleaf Place will be situated one mile from a community college, two miles from the newly redeveloped mall and with close proximity to large tech employers along the Harmony Corridor.



## DELO Apartments

1111 South St., Louisville  
**Developer:** RMCS LLC  
**General contractor:** Bryan Construction Inc.  
**Architect:**  
**Cost:** \$20,571,550  
**Square feet:** 115,644  
**No. of units:** 130  
**Type:** Apartments  
**Construction start:** June 2016  
**Completion:** August 2017

**Description:** Four 3-story buildings totaling 130 apartment units and tenant amenities area located in the heart of downtown Louisville. The DELO apartments will provide a living option for those wanting to be directly connected to the growing downtown Louisville area.



## DELO Commercial

1155 Cannon St., Louisville  
**Developer:** N/A  
**General contractor:** Bryan Construction Inc.  
**Cost:** \$6 million  
**Square feet:** 32,454  
**Type:** Commercial  
**Construction start:** August 2016  
**Completion:** August 2017

**Description:** Three-story core and shell commercial space located adjacent to the DELO Apartments in downtown Louisville. Future build-out plans to include leasable office space, as well as a first level restaurant.



## DELO Townhomes

Between Griffith and South streets, Louisville  
**Developer:** Boulder Creek Neighborhoods (townhomes); RMCS LLC (overall)  
**General contractor:** Boulder Creek Neighborhoods  
**Architect:** KGA Studio Architects PC  
**Cost:** N/A  
**Square feet:** N/A  
**No. of units:** N/A  
**Type:** Townhomes  
**Construction start:** November 2015  
**Completion:** N/A

**Description:** Short for Downtown East Louisville, DELO is a mixed-use urban infill project that will create responsibly scaled residential, office and retail opportunities. Located on the site of an abandoned concrete batch plant, DELO is an exciting urban-renewal project located a short walk from Louisville's historic downtown.



## Doubletree by Hilton Greeley

919 Seventh St., Greeley  
**Developer:** Lincoln Park LLC  
**General contractor:** Hensel Phelps Construction Co.  
**Architect:** Johnson Nathan Strohe  
**Cost:** \$31 million  
**No. of rooms:** 147  
**Type:** Hotel  
**Construction start:** April 2016  
**Completion:** August 2017

**Description:** The new six-story, 147-room DoubleTree by Hilton Greeley hotel and conference center will be located on the former site of the city's Lincoln Park Library, municipal court and Fire Station No. 1. The hotel will feature a full-service restaurant, pool, and 14,000 square feet of flexible meeting space, which includes a 12,000-square-foot ballroom. The hotel will be operated by Providence Hospitality Partners.



## The Elizabeth Hotel

354 Walnut St., Fort Collins

**Developer:** Bohemian Cos., McWhinney, Sage Hospitality

**General contractor:** Hensel Phelps Construction Co.

**Architect:** 4240 Architecture

**Cost:** N/A

**Square feet:** 117,664

No. of rooms: 164

**Type:** Hotel

**Construction start:** May 2016

**Completion:** Fall 2017

**Description:** The Elizabeth will be a modern upscale hotel focused on community, music, expert design and service. The 164 room hotel will feature locally curated art from students, professors and musicians. Music will carry through the building with accents in the interior design, programming, amenities and experiences to reflect the scene in the city. From the vibrant lobby bar to the upscale roof top lounge, local beverages will be served with spirited entertainment. The hotel will offer 3,500 square feet of meeting and event space including patio space with views of Walnut Street.



## Elevations Credit Union South College Avenue Branch

2025 S. College Ave., Fort Collins

**Developer:** Elevations Credit Union

**General contractor:** The Neenan Co.

**Architect:** The Neenan Co.

Engineer: Northern Engineering

**Cost:** \$5 million

**Square feet:** 4,900

**Type:** Office

**Construction start:** April 2017

**Completion:** Dec. 1, 2017

**Description:** Elevations Credit Union's new 4,900-square-foot branch facility in midtown Fort Collins will be located at 2025 S. College Ave. The one-story building will include a drive-through lane that will be accessed off College Avenue and Arthur Drive on the south end of the site.



## Embassy Suites/Hilton Garden Inn/Offices

Northwest corner of 28th Street and Canyon Boulevard

**Developer:** NAI Shames Makovsky/LJD Enterprises/Sage Hospitality

**General contractor:** Milender White Construction

**Architect:** JG Johnson Architects,

**Cost:** N/A

**Square feet:** 42,000 (office building)

No. of rooms: 203 (Embassy Suites), 172 (Hilton Garden Inn)

**Type:** Hotel, office

**Construction start:** April 2015

**Completion:** 2017

**Description:** Ground breaking was held in April 2015 for this project to redevelop the former Golden Buff motel and Eads Newsstand. The two-block site will feature the two five-story hotel buildings developed by NAI Shames Makovsky, along with LJD Enterprises' four-story office building. The hotels will share a pool and back-of-the-house space. Underground parking will also be shared with two stories of valet and self-parking for the hotels and dedicated spaces for the office complex.



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## The Exchange

College Avenue, Riverside Avenue and Walnut Street

**Developer:** Brinkman Colorado

**General contractor:** Brinkman Construction

Architects: alm2s, russell+mills studios

Engineers: Northern Engineering

**Cost:** \$6 million

**Square feet:**

**Type:** Mixed-use

**Construction start:** N/A

**Completion:** N/A

**Description:** Old Town Media, Churn Ice Cream, CopperMuse Distillery and a large anchor office tenant will be setting up shop in The Exchange, the redevelopment of the city block in Old Town Fort Collins.

Fort Collins-based developer Brinkman Colorado recently announced the first round of tenants for the estimated \$6 million mixed-use development.



## The Foundry

First to Fourth streets, between Lincoln and Cleveland avenues, Loveland

**Developer:** Brinkman

**General contractor:** Brinkman Construction

**Architect:** OZ Architecture

**Cost:** \$75 million

**Square feet:** 375,000

**No. of units:** 155

No. of rooms: 100 (hotel)

**Type:** Mixed-use, retail, hotel, apartments

**Construction start:** April 2017

**Completion:** August 2018

**Description:** The Foundry is set to revitalize Loveland's historic downtown through the transformation of three empty city blocks. The redevelopment will create urban living units and a hotel surrounding a large central plaza for gathering and entertainment. A parking garage, office space, and a 625-seat movie theater will provide a place for residents and visitors to live, work, and play. The center of The Foundry will serve as an epicenter of entertainment with outdoor walkways, seating and ample space for programming.



## Ginger and Baker

359 Linden Ave., Fort Collins

**Developer:** 359 LLC

**General contractor:** Dohn Construction Inc.

**Architect:** N/A

**Cost:** N/A

**Square feet:** 18,981

**Type:** Retail, restaurant

**Construction start:** N/A

**Completion:** August 2017

**Description:** Ginger and Baker will be a three-story building converted from the former Feeder's Supply building. The plans include a complete renovation of the 106-year-old building and a new three-story addition in the adjacent lot. Once complete, Ginger and Baker will contain a pie shop, two restaurants, a coffee/retail shop, private wine cellar, dining room, and rooftop restaurant/bar to the historic downtown spot.



## Good Samaritan Water Valley Senior Resort Dining and Chapel Addition

805 Compassion Drive, Windsor

**Developer:** The Evangelical Lutheran

Good Samaritan Society

**General contractor:** Dohn Construction Inc.

**Architect:** N/A

**Cost:** N/A

**Square feet:** 4,400

**Type:** Health care, residential

**Construction start:** N/A

**Completion:** April 2017

**Description:** This project will be comprised of a 4,400 square foot addition to the existing Good Samaritan Water Valley Senior Resort, including a dining area and chapel.

## Google Inc.

30th and Pearl streets, Boulder

**Developer:** Forum Real Estate Group, Brickstone Partners

General contractors: Saunders Construction Inc.

**Architect:** Tryba Architects

**Cost:** \$150 million

**Square feet:** 300,000

**Type:** Office

**Construction start:** August 2015

**Completion:** Fall 2017 (first phase)

**Description:** Developers broke ground in August 2015 on the first phase of the \$150 million Google project, which is slated to create a new 300,000-square-foot campus on 4.33 acres of land that wraps around the Chase Bank property at the southwest corner of 30th and Pearl streets. The first phase is to include two of the three buildings — about 200,000 square feet of space — on the southern portion of the property. Phase 2 will include the third building.



## Greeley City Center

1001 11th Ave., Greeley

**Developer:** City of Greeley

**General contractor:** Hensel Phelps Construction Co.

**Architect:** alm2s, Anderson Mason Dale

Landscape **architect:** BHA Design

**Cost:** \$18 million

**Square feet:** 103,900

**Type:** Office

**Construction start:** N/A

**Completion:** Aug. 1, 2018

**Description:** The project consists of constructing a new administrative municipal complex for the city of Greeley that will consolidate the offices of several city divisions. The building will contain court and hearing rooms, as well as the City Council chambers.



## Harmony Commons

Southwest corner, Harmony Road and Lady Moon Drive, Fort Collins

**Developer:** Brinkman

**General contractor:** Brinkman Construction

**Architect:** R4Architects

**Cost:** \$10.5 million

**Square feet:** 25,000

**Type:** Mixed-use, office, hotels, retail, restaurant

**Construction start:** June 2016

**Completion:** May 2017

**Description:** Harmony Commons is Northern Colorado's newest neighborhood gathering place. The center will offer restaurants, retail, and neighborhood services. It embraces the vibrant culture of Fort Collins through local retailers, open walkways, outdoor communing areas, and unique design. To date, the project will include Harbinger Coffee, MidiCi Pizza, Potbelly Sandwich Shop, a local Brewpub, and a Fairfield Inn & Suites by Marriott. The project also includes a 20,000-square-foot office building.



## High Plains Environmental Center

2698 Bluestem Willow Drive, Loveland  
**Developer:** High Plains Environmental Center  
**General contractor:** COE Construction Inc.  
**Architect:** Hauser Architects  
**Cost:** \$925,000.00  
**Square feet:** 1,680 Sq Ft  
**Type:** Office  
**Construction start:** October 2016  
**Completion:** March 2017

**Description:** High Plains Environmental Center will include new site work and headquarters for a Non Profit Entity, consisting of learning area, offices, and workrooms.



## Interpark/Swisslog Healthcare headquarters

112th Avenue and Main Street, Broomfield  
**Developer:** United Properties  
**General contractor:** United Properties  
**Architect:** N/A  
 Broker: CBRE Group Inc.  
**Cost:** N/A  
**Square feet:** 228,000  
**Type:** Office, Industrial, Retail  
**Construction start:** June 2017  
**Completion:** 2018

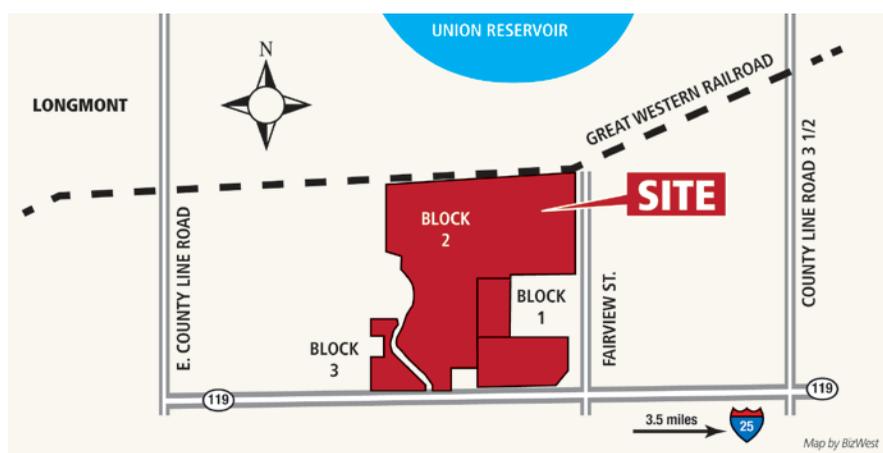
**Description:** Interpark's two buildings will be flanked on the south side by a seven-acre retail plaza at the intersection of 112th Avenue and Main Street. The east building, which United Properties will construct first, will have 119,873 square feet, of which Swisslog Healthcare is taking 67,779 square feet for its new headquarters



## J.M. Smucker Co. plant

Northwest corner, Colorado Highway 119 and Fairview Street, Longmont  
**Developer:** J.M. Smucker Co.  
**General contractor:** N/A  
**Architect:** N/A  
**Cost:** \$340 million  
**Square feet:** 400,000  
**Type:** Industrial  
**Construction start:** Spring 2017  
**Completion:** 2019

**Description:** The J.M. Smucker Co. plans to build a \$340 million manufacturing plant that could employ up to 500 people in the eastern portion of Longmont that is in Weld County. The plant will be built in two phases and employ approximately 250 workers when phase one is complete and up to 500 employees in total with the completion of phase two.



## Landmark Residences

Mountain Avenue and Shields Street, Fort Collins  
**Developer:** Savant Homes Inc.  
**General contractor:** Savant Homes Inc.  
**Architect:** Vaught Frye Larson Architects Inc.  
 Engineer: SRB Consulting Engineers  
 Landscape architect: Ripley Design Inc.  
**Cost:** \$2.5 million  
**Square feet:** N/A  
**Type:** Residential, Retail  
**Construction start:** N/A  
**Completion:** July 31, 2017

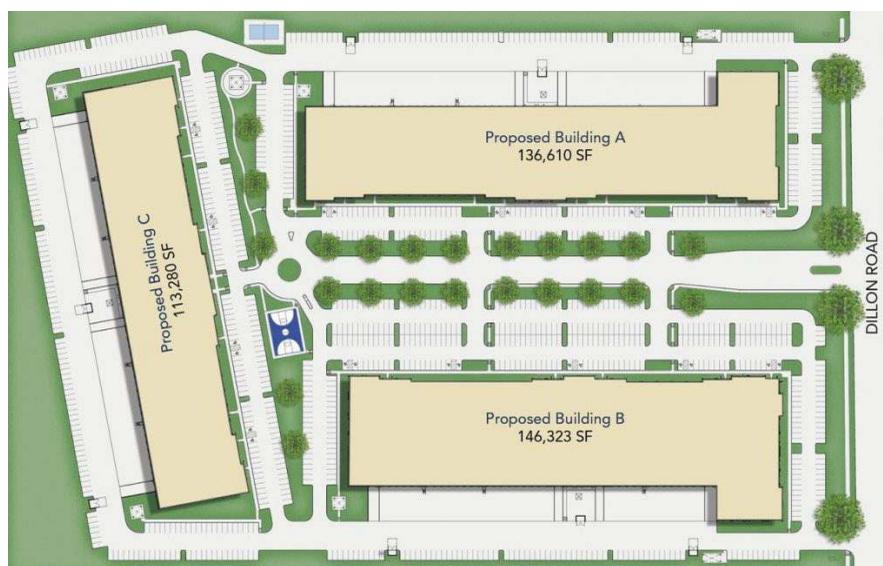
**Description:** Six unique townhomes and a small retail space designed to complement a historic Old Town neighborhood.



## Louisville Corporate Campus at CTC

North of Dillon Road, Louisville  
**Developer:** Etkin Johnson Real Estate Partners  
**General contractor:** N/A  
**Architect:** N/A  
**Cost:** N/A  
**Square feet:** 400,000  
**Type:** Office, Industrial, Flex  
**Construction start:** Fourth quarter 2017  
**Completion:** N/A

**Description:** Denver-based Etkin Johnson Real Estate Partners has acquired 33 acres of land adjacent to the Colorado Technology Center in Louisville, with plans to break ground on the first building of a proposed three-building, 400,000-square-foot office/industrial/flex campus in the fourth quarter of 2017. The development will include outdoor workspaces, integrated technology, roll-up glass garage doors that create open-air workspaces and environmentally responsible amenities.



## Milestone Apartments

4707 Le Fever Drive, Fort Collins

**Developer:** Milestone Development Group

**Engineer:** Northern Engineering

**General Contractor:** Bryan Construction Inc.

**Cost:** \$39,400,680

**Square feet:** 250,000

**No. of units:** 276

**Type:** Apartments

**Construction start:** August 2016

**Completion:** April 2018

**Description:** New construction of a multifamily apartment complex. This project will include 10 apartment buildings, 1 clubhouse/pool and multiple garages for a total of 276 units.

## Mountain Lion Retail

3525 Mountain Lion Drive, Loveland

**Developer:** Mountain View Shops LLC

**General contractor:** Coe Construction

**Architect:** Infusion Architects

**Cost:** \$1.9 million

**Square feet:** 10,900

**Type:** Retail, Office

**Construction start:** N/A

**Completion:** N/A

**Description:** 10,900-square-foot office and retail building; includes Intajuce T.I.



## Myridium

320 Maple St., Fort Collins

**Developer:** Development Co. LLC

**General contractor:** Dohn Construction Inc.

**Architect:** alm2s

**Cost:** N/A

**Square feet:** 47,828

**No. of units:** 29

**Type:** Mixed use

**Construction start:** N/A

**Completion:** July 2017

**Description:** Myridium is a 47,828-square-foot building to be constructed at 320 Maple St. and will add to the changes coming to downtown Fort Collins. The plans call for 4,786 square feet of commercial space, four studio condos, and secured parking on the first level. 25 luxury residential condominiums will occupy the other 2 stories and mezzanine level. Some of the condos will be two stories. Myridium's units will offer 15 different floor plans. The plans also incorporate sustainable living features such as rain garden boxes to collect rain water.



## Old Chicago redevelopment

1102 Pearl St., Boulder

**Developer:** PMD Realty/Phil Day

**Architect:** Bray Architecture Inc.

**Cost:** N/A

**Square feet:** 15,380

**Type:** Restaurant, office, retail

**Construction start:**

**Completion:** N/A

**Description:** Demolition of single-story non-contributing restaurant building and proposed three-story building plus basement. Current proposal includes 5,900 square feet at the ground floor of retail/restaurant and second floor of 6,200 square feet of office and another 3,235 square feet of office at the third floor.



## Plum Street Apartments

1303 Plum St., Fort Collins

**Developer:** N/A

**General contractor:** Dohn Construction Inc.

**Architect:** Humphreys & Partners Architects LP

**Cost:** N/A

**Square feet:** 104,088

**No. of units:** 62

**Type:** Apartments

**Construction start:** N/A

**Completion:** Aug. 1, 2018

**Description:** Plum Street Apartments, will be a 104,088-square-foot building in Campus West in Fort Collins. The five-story building will have 62 units with 229 bedrooms. The Plum Street Apartments will feature a large patio with two fire pits, two hot tubs, a plunge pool and outdoor grilling area.



## Residence Inn by Marriott, Boulder

2550 Canyon Blvd., Boulder

**Developer:** Stonebridge Cos.

**General contractor:** RVC Construction

**Architect:** Newman Architecture

**Cost:** N/A

**Square feet:** N/A

**No. of rooms:** 155

**Type:** Hotel

**Construction start:** Spring 2016

**Completion:** Late 2017

**Description:** The 155-room hotel will be located at 2550 Canyon Blvd., adjacent to the Village Shopping Center, about a mile from the University of Colorado's campus.



## Residence Inn by Marriot, Greeley

2495 W. 28th St., Greeley

**Developer:** Insignia Hospitality Group

**General contractor:** N/A

**Architect:** N/A

**Cost:** N/A

**Square feet:** N/A

**No. of rooms:** 110

**Type:** Hotel

**Construction start:** Fall 2016

**Completion:** 2017

**Description:** Insignia Hospitality Group of Midland, Texas, is building a four-story, 110-room Residence Inn by Marriott at the former site of a Carmike Theater in Greeley.

The group, through Greeley RI Development LP, purchased the 4.3-acre site at 2495 W. 28th St. off U.S. Highway 34 from Carmike Cinemas Inc. for \$1.1 million in January 2015 and subsequently demolished the theater.

## RP Plaza - Old Town West

460 S. College Ave., Fort Collins

**Developer:** Eric Holsapple and Don Marostica

**General contractor:** N/A

**Architect:** N/A

**Cost:** N/A

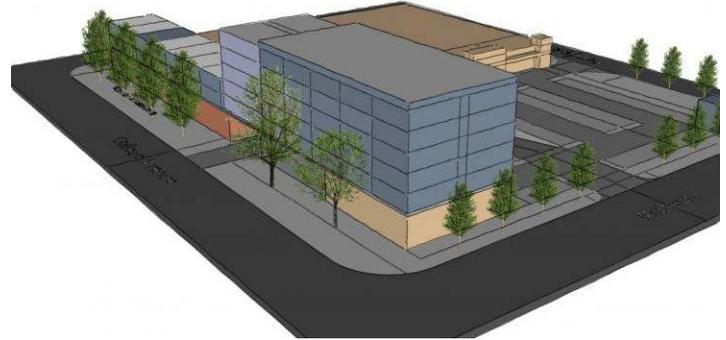
**Square feet:** N/A

**Type:** Apartments, retail

**Construction start:** N/A

**Completion:** N/A

**Description:** Developers Eric Holsapple and Don Marostica have submitted conceptual plans for a six-story mixed-use project at the northeast corner of South College Avenue and Mulberry Street in Fort Collins. Six-story building for apartments and retail to be built above a parking garage next to a Safeway grocery store at 460 S. College Ave. The project also includes adding two stories above the Mulberry Max Wine and Spirits store next to Safeway.



## The Rêve

3000 Pearl St., Boulder

**Developer:** Southern Land Co.

**General contractor:** N/A

**Architect:** OZ Architecture

**Cost:** N/A

**Square feet:** 133,200 (office and retail)

**No. of units:** 244

**Type:** Office, retail, apartments

**Construction start:** Fall 2016

**Completion:** N/A

**Description:** The Rêve will be Southern Land Company's first in the Boulder market. The plan for the community is to offer multiple lifestyle choices including micro, studio, efficiency, 1, 2 & 3 bedroom, town home, and live/work residences. The plan contains 244 residences, 24,500 square feet of retail space, 108,700 square feet of office space, and ample green space and bike paths.



## Rupes USA Inc.

507 and 531 Taylor Ave., Louisville

**Developer:** Etkin Johnson Real Estate Partners

**General contractor:** Golden Triangle Construction Inc.

**Architect:** Intergroup Architects

**Cost:** N/A

**Square feet:** 33,000

**Type:** Industrial, Office

**Construction start:** N/A

**Completion:** N/A

**Description:** Longmont-based Golden Triangle Construction Inc. is building a 33,000-square-foot building at the Colorado Technology Center in Louisville for Rupes USA Inc., a division of the Italy-based toolmaker.



## Scheels

4755 Ronald Reagan Blvd., Johnstown

**Developer:** Scheels

**General contractor:** Sampson Construction Co. Inc.

**Architect:** N/A

**Cost:** \$55 million

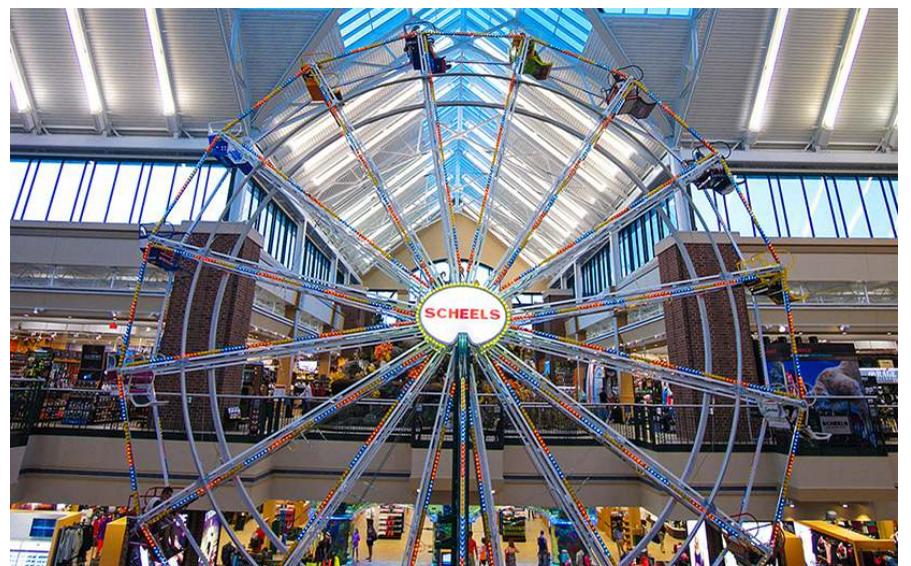
**Square feet:** 260,000

**Type:** Retail

**Construction start:** April 2016

**Completion:** September 2017

**Description:** Multi-level sporting-goods store.



## South Main Station

150 Main St., Longmont  
**Developer:** Pathfinder Partners LLC, 150 Main LLC  
**General contractor:** N/A  
**Architect:** Shears Adkins Rockmore  
**Cost:** N/A  
**Square feet:** 9,300  
**No. of units:** 314  
**Type:** Mixed-use, apartment, retail  
**Construction start:** December 2017  
**Completion:** N/A

**Description:** South Main Station represents a redevelopment of the former Butterball turkey-processing plant in the heart of downtown Longmont. The project will include 314 apartments, as well as retail space.



## S'Park Ciclo

3390 Valmont Road, Boulder  
**Developer:** The John Buck Co.  
**General contractor:** N/A  
**Architect:** Sopher Sparn Architects LLC  
**Cost:** \$8,530,000  
**Square feet:** 57,901  
**No. of units:** 36  
**Type:** Mixed-use: Apartments/Office/Retail  
**Construction start:** May 2017  
**Completion:** April 2018

**Description:** Ciclo, which means cycle in Italian, is intended to be a showcase for creativity and community interaction in the S'Park development set for Boulder Junction. The ground floor is designed to be a continuous showcase for Community Cycles, a Boulder-based nonprofit that promotes cycling throughout the community, along with other commercial, retail and/or restaurant space. The upper floors will be dedicated to 36 deed-restricted permanently affordable one- to three-bedroom residences.



## S'Park West

Boulder Junction, 30th and Pearl Streets, Boulder  
**Developer:** Element Properties  
**General contractor:**  
**Architect:** Sopher Sparn Architects LLC  
**Cost:** \$10.8 million  
**Square feet:** 153,625  
**No. of units:** 45  
**Type:** Multifamily  
**Construction start:** February 2017  
**Completion:** N/A

**Description:** S'Park West is dedicated to the family housing area of the S'Park development. It is comprised of 45, 100 percent permanently affordable two- & three-bedroom units in two-story townhouses and three-story flats. All units have been brought close to the streets, with raised and protected individual porches to facilitate activation of the neighborhood street, while maintaining a semi-private realm for residents.



## Stadium Apartments

801 & 821 W. Lake St., Fort Collins  
**Developer:** Student Housing CSU LLC  
**General contractor:** Brinkman Construction  
**Architect:** N/A  
**Land planning:** Ripley Design Inc.  
**Cost:** N/A  
**Square feet:** 172,155  
**No. of units:** 102  
**Type:** Apartments  
**Construction start:**  
**Completion:**

**Description:** This is a Final Plan for a five story, student-oriented apartment building located at 801 and 821 West Lake Street. The site is 2.45 acres. There would be 102 units divided among two, three, four, and five bedroom units to be rented by the unit. There are 253 parking spaces included in the development divided among surface parking, under-structure parking at-grade and below grade parking.



## Tru>Fit Athletic Club

2937 Council Tree Ave., Fort Collins  
**Developer:** Ramco Gershenson  
**General contractor:** Horizon West Builders  
**Architect:** RB+B Architects  
 Engineers: Tait & Associates (civil); Larsen Structural Design (structural); Professional Engineering Consultants (MEP)  
 Landscape architect: BHA Design  
**Cost:** \$5.2 million  
**Square feet:** 28,000  
**Type:** Retail  
**Construction start:** N/A  
**Completion:** Jan. 31, 2018

**Description:** Tru>Fit, a division of Aspen Athletics of Colorado LLC, is building a new two-story facility in south Fort Collins that includes group exercise rooms, locker rooms, saunas, a kid's club, weights and cardio machines. Inspired by the logo, the façade features a large 'chevron' over the entrance.



## UCHealth Greeley Hospital

Southeast corner of U.S. Highway 34 and 71st Avenue

**Developer:** UCHealth

**General contractor:** N/A

**Architect:** N/A

**Cost:** \$135 million

**Square feet:** 112,000

No. of beds: 53

**Type:** Health care

**Construction start:** Spring 2017

**Completion:** Late 2018

**Description:** The UCHealth Greeley Hospital will provide 53 inpatient beds with room to grow and will include an intensive care unit, an emergency department, operating rooms, advanced cardiology services and a birth center.



## UCHealth Longs Peak Hospital

12319 E. Ken Pratt Blvd.

**Developer:** UCHealth

**Engineers:** Affiliated Engineers Inc.,

JVA Consulting Engineers

**General contractor:** Haselden Construction

**Architect:** WHR Architects

**Cost:** \$189 million

**Square feet:** 212,000

No. of beds: 53

**Type:** Health Care

**Construction start:** May 2016

**Completion:** 2017

**Description:** UCHealth Longs Peak Hospital will be a full-service hospital that will feature an intensive-care unit, a Level III trauma center and emergency department, operating rooms, advanced cardiac services and a surgery center.



## Uncommon

302 S. College Ave., Fort Collins

**Developer:** CA Property Owner Fort Collins LLC

**General contractor:** Dohn Construction Inc.

**Architect:** OZ Architecture

**Cost:** N/A

**Square feet:** 180,000

**Type:** Mixed-use, apartments

**Construction start:** N/A

**Completion:** August 2017

**Description:** This project, titled "Uncommon", will be a seven-story, mixed-use building. Uncommon is expected to take two years to complete, and aims to bring two floors of retail space and 180,000 square feet of apartments to the heart of Old Town Fort Collins. Uncommon's future tenants will enjoy a number of amenities, including above-grade parking, two courtyards, and 151 secured bike parking spots. Apartments will range from studios up to three-bedroom apartments across the five apartment floors. The building will also have two elevators and two stairways.



## UNC Campus Commons

Near 11th Avenue and 22nd Street, south of the University Center,

University of Northern Colorado, Greeley

**Developer:** University of Northern Colorado

**General contractor:** Adolfson & Peterson Construction

**Architect:** Sample Brown, Handprint Architecture

**Cost:** \$73.6 million

**Square feet:** 114,000

**Type:** Education

**Construction start:** Fall 2016

**Completion:** End of 2018

**Description:** Campus Commons will include an integrated student support center and will be home base for admissions counselors, campus tours, new student orientation, study abroad programs, international student support, career services, community and civic engagement, and alumni relations. In addition, it will have a 600-seat performance venue designed to address critical curricular needs of our music program. There will also be an art gallery to showcase student work and travelling professional exhibits, a 400-seat multi-use auditorium, a student-run café, ticket office and interactive displays for visitors.



## Union Restaurant

Jefferson and Linden streets, Fort Collins

**Developer:** JPUC Holdings LLC

**General contractor:** Beacon Construction

**Architect:** Vaught Frye Larson Architects Inc.

Engineer: SRB Consulting Engineers, KL&A

Landscape architect: Ripley Design Inc.

**Cost:** \$2 million

**Square feet:** 6,000

**Type:** Restaurant

**Construction start:** N/A

**Completion:** Dec. 31, 2017

**Description:** A 6,000-square-foot, single-story restaurant with an open, airy design looking toward Linden Street. Its expansive tree-lined patio is at the corner of Jefferson and Linden. The restaurant will be new to the Fort Collins dining scene, and will be a gateway into the city's Poudre River District.



## Viega headquarters

575 Interlocken Blvd., Broomfield

**Developer:**

**General contractor:** N/A

**Architect:** OZ Architecture

**Cost:** \$25 million (first phase)

**Square feet:** 75,000

**Type:** Office

**Construction start:** Late 2016

**Completion:** December 2017

**Description:** Viega LLC, a German manufacturer of plumbing equipment, is moving its U.S. headquarters to Broomfield from Wichita, Kan. The proposal includes a 51,000-square-foot office building for the headquarters, and a second building of 24,000 square feet that will be used as an education facility containing classrooms, workshops, a cafeteria and exhibition hall.



## Waterford Apartments

14th St. S.E. at South Lincoln Street, Loveland  
**Developer:** McWhinney  
**General contractor:** Bryan Construction Inc.  
**Cost:** \$22,750,000  
**Square feet:** 125,000  
**No. of units:** 166  
**Type:** Apartments  
**Construction start:** November 2016  
**Completion:** June 2018

**Description:** Development of a 10-acre site to accommodate construction of 166 multifamily apartment units totaling 125,000 square feet. The project will consist of multiple buildings, including a community clubhouse, amenities area and pool.



## West Ridge Academy new campus

6905 Eighth St., Greeley  
**Developer:** West Ridge Academy Building Corp.  
**General contractor:** Roche Constructors Inc.  
**Architect:** Mark Harris Architect  
**Cost:** \$6.4 million  
**Square feet:** 22,942 (new) and remodel of 23,667 square feet  
**Type:** Education  
**Construction start:** N/A  
**Completion:** Aug. 4, 2017

**Description:** The scope of work involves renovating a portion — 23,667 square feet — of the empty Hewlett-Packard facility and building a new 22,942-square-foot addition.



## Windsor Charter Academy High School expansion

810 Automation Drive, Windsor  
**Developer:** Windsor Charter Academy Building Corp.  
**General contractor:** Roche Constructors Inc.  
**Architect:** Robert Shreve Architects & Planners  
**Cost:** \$6.9 million  
**Square feet:** 36,778  
**Type:** Education  
**Construction start:** N/A  
**Completion:** June 30, 2017

**Description:** The expansion will be a two-story, 36,778-square-foot, CMU building that will tie into the existing pre-engineered metal building, which is Windsor Charter Academy's middle-school building (built by Roche in 2005).



## Windsor Mill renovation

301 Main St., Windsor  
**Developer:** Blue Ocean Enterprises/Old Windsor Mill LLC  
**General contractor:** Heath-Saunders Construction  
**Architect:** Vaught Frye Larson Architects Inc.  
**Engineers:** Adonai Professional Services Inc., 2020 Engineering, KL&A  
**Landscape architect:** Ripley Design Inc.  
**Cost:** \$10 million  
**Square feet:** 14,400  
**Type:** Restaurant/Office  
**Construction start:** N/A  
**Completion:** Nov. 30, 2017

**Description:** A historic adaptive reuse of the 30,000-square-foot Windsor Mill & Elevator Co. building. The project will contain a restaurant, brewpub, tavern, offices and community gathering space. When possible, the historic interior elements will be preserved and left exposed within the new spaces.



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