

Breaking Ground

The Portal for New Development Projects

A RUNDOWN OF EMERGING DEVELOPMENT PROJECTS



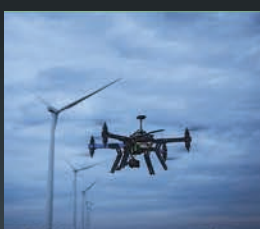
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Creating Meaningful Places through Downtown Transformations

Real estate is where life happens. The places where we spend our time should enrich our lives by giving us a sense of community and a place to make memories with our families and friends. That's exactly why Fort Collins-based real estate developer, Brinkman, recently underwent a top-down organizational transformation.

"We took a critical look at who we wanted to be and the impact we wanted to have," said Brinkman. "Our refined focus is on creating community-based projects that deliver on a triple bottom line – People, Place, and Prosperity. Our why is different than other companies which has a direct impact on what we do: we craft meaningful places."

Enhancing the Life Blood of Communities

The heart centers of communities are typically those downtown corridors where people gather and businesses prosper. Brinkman's niche within the real estate industry is strategic public-private partnerships that can lead municipalities through the transformation process.

With major downtown development projects underway in Fort Collins and Loveland, a recently completed project in Arvada, and a newly awarded development in the Town of Windsor, Brinkman is impacting communities through the creation of positive economic and social multipliers for communities, families, and stakeholders.

A Collaborative Partnership Decades in the Making

The Hilton Garden Inn Arvada represents a collaborative partnership between the City of Arvada, Arvada Urban Renewal Authority (AURA), Renascent Hospitality, and Brinkman that was decades in the making. As the first full-service hotel in Arvada, The Hilton Garden Inn provides a venue for community events, a hub to encourage travel and tourism, and a direct connection to mass transit with its location one block off the RTD Gold Line.

A Creative Take on the Arts-Centric City of Loveland

The Foundry development in Loveland's historic downtown will transform three city blocks into a vibrant space to live and work, and a hub of entertainment for locals and visitors. What is now a construction site piled with dirt and bustling with heavy machinery will soon be two mixed-use buildings, both including first-floor commercial space, a hotel, movie theater, parking structure, and public plaza.

Exchanging Ordinary Development for an Innovative Concept

The Exchange marks an innovative adaptive reuse in downtown Fort Collins. The formerly underutilized city block will transform into a vibrant community destination. The two existing buildings on the north and south side of the project are being repurposed to provide space for local businesses while the central plaza will consist of offices, retail and restaurants housed out of upcycled shipping containers in addition to patios, picnic tables, and grassy areas for convening.

Transforming the Pedestrian Experience

Continuing their trend of downtown transformations, Brinkman was recently selected as the Town of Windsor's partner to design and construct a dynamic new downtown. The goal of this project is to increase the tax base and draw more people to the area. And that's what Brinkman plans to do. "This project is about connection," explained Jay Hardy, President of Brinkman. "We're aiming to create a vibrant pedestrian experience for the citizens of Windsor. This project will further our goal to create meaningful places that enhance our local communities."

"This project will further our goal to create meaningful places that enhance our local communities."

Jay Hardy, President

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76 Commerce Center

Interstate 76 and Colorado Highway 7, Brighton
Developer: Hyde Development, Mortenson
General contractor: Mortenson
Square feet: 1.8 million
Type: Industrial
Construction start: Late 2017
Completion: N/A

Description: Hyde Development and Mortenson are developing a 1.8 million-square-foot Class A industrial park in Brighton called 76 Commerce Center. The 122-acre site in Bromley Industrial Park is the largest speculative project in the Denver area.



Accurance

305 S. Arthur Ave., Louisville
Developer: Etkin Johnson Real Estate Partners
General contractor: Golden Triangle Construction Inc.
Square feet: 17,940
Type: Office
Completion: Early 2018

Description: Westminster software company Accurance 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. Accurance 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 Accurance 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.



Boulder Community Health Rehabilitation Hospital

U.S. Highway 287 and Old Laramie Trail, Lafayette
Developer: Boulder Community Health
General contractor: N/A
Architect: N/A
Cost: \$24 million
Square feet: 58,000
Type: Health care
Construction start: N/A
Completion: N/A

Description: Boulder Community Health will partner with Albuquerque-based Ernest Health Inc., to build a free-standing 40-bed rehabilitation hospital in Lafayette. The new hospital will offer rehabilitative services to patients recovering from or living with disabilities caused by injuries, illnesses or chronic medical conditions, including strokes, brain injuries, orthopedic injuries, Parkinson's disease, multiple sclerosis.



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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: 54,000
Type: Office
Construction start: N/A
Completion: N/A

Description: Denver-based Sagebrush Cos. plans an 54,000-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.



The 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: \$572 million
Square feet: 1,890,000, including 425,000 (retail) and 426,500 (of ce)
No. of units: 825 (apartments)
Type: Mixed-use, of ce, retail, hotels, apartments
Construction start: July 2017
Completion: N/A

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.



Canyon 28

2755 Canyon Blvd., Boulder
Developer: LJD Enterprises
General contractor: Milender White Construction
Architect: JG Johnson Architects,
Cost: N/A
Square feet: 43,000
Type: Office
Construction start: April 2015
Completion: January 2018

Description: Groundbreaking was held in April 2015 for this project to redevelop the former Golden Buff motel and Eads Newsstand. The two-block site also features the two five-story hotel buildings — an Embassy Suites and Hilton Garden Inn — developed by NAI Shames Makovsky. Underground parking will be shared with two stories of valet and self-parking for the hotels and dedicated spaces for the office complex.



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: \$43 million
Square feet: 104,000
Type: Higher education
Construction start: July 2016
Completion: May 2018

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.



Copperleaf Place

3425 S. Shields St., Fort Collins
Developer: Brinkman
General contractor: Brinkman Construction
Architect: Infusion Architects
Engineering firm: Interwest Consulting Group
Planner: TB Group
Cost: \$16 million
Square feet: 80,800
No. of units: 94
Type: Apartments
Construction start: May 2017
Completion: May 31, 2018

Description: Copperleaf Place consists of 94 apartment units throughout three buildings. The project is located on South Shields Street and Horsetooth Road. Tenants will enjoy complex amenities such as a common dog park, garage storage, off-street parking and private balconies.





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Courtyard by Marriott — Loveland

6106 Sky Pond Drive, Loveland
Owner: Loveland CY LLC, c/o Stonebridge Cos.
Developer: McWhinney, Stonebridge Cos.
General contractor: Coe Construction Inc.
Architect: 2WR Architects
Square feet: 65,000
Cost: \$12 million
Construction start: June 2017
Completion: October 2018

Description: Coe Construction was awarded the new Courtyard Marriott Hotel, which will be a 102-room, four-story, 65,000-square-foot building. It will be located at the south entrance to the Promenade Shops at Centerra off of Sky Pond Drive.



Downtown Windsor Development

Main Street to Colorado Highway 257, near Birch Street, Windsor
Owner: Brinkman
Developer: Brinkman
General contractor: Brinkman Construction
Architect: OZ Architecture
Engineering firm: Interwest Consulting Group
Planner: Russell + Mills Studios
Cost: \$16 million (first phase)
Construction start: N/A
Completion: Aug. 31, 2019

Description: In the conceptual phases, the project vision includes the creation of a mixed-use destination, blending an optimum fusion of residential, retail, hospitality, dining and entertainment options. The project will provide connectivity with existing businesses and outdoor areas.



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. 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.



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: December 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 rooftop 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.





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The Exchange

200 Block of North College Avenue, between LaPorte Avenue and Jefferson Street, Fort Collins
Owner: Brinkman, Richmark
Developer: Brinkman
General contractor: Brinkman Construction
Architects: alm2s
Planner: Russell Mills studios
Engineering firm: Northern Engineering
Cost: \$9 million
Square feet: 36,400
Type: Mixed-use
Construction start: June 2017
Completion: May 31, 2018

Description: The Exchange is uniquely Fort Collins and plays on the vibrancy and character of Old Town. This adaptive reuse will include restaurants, retail, and creative office spaces as well as an inviting outdoor community plaza with shipping containers turned into restaurant spaces. Confirmed tenants include CopperMuse Distillery, Old Town Media, Vatos Tacos and Tequila, Fort Collins Donut Company, FoCo Da Vinci Body, The Pizza Press, Churn Ice Cream, Steamies Burger Bar, and a 10,000-square-foot office user.



Food Bank of Larimer County

5706 Wright Drive, Loveland
General contractor: Dohn Construction
Architect: [au] workshop Architects + Urbanists
Square feet: 40,000
Type: Office/distribution
Completion: Early 2018

Description: This project will consist of site improvements, exterior enclosure enhancements, interior renovations, and improvements to an existing 40,000-square-foot office and distribution building. The proposed project will be the new FBLC headquarters and distribution facility to better address the growing problem of food scarcity in Larimer County.



The Foundry

First to Fourth streets, between Lincoln and Cleveland avenues, Loveland
Owner: Brinkman, Brue Baukol Capital Partners, city of Loveland
Developer: Brinkman
General contractor: Brinkman Construction
Architect: OZ Architecture
Engineering firm: Interwest Consulting Group
Planner: BHA
Cost: \$76 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: May 31, 2019

Description: The Foundry will transform nearly three city blocks in the heart of downtown Loveland into an epicenter of entertainment. The project will include a 102-room hotel, two mixed-use buildings with 155 for-rent urban living units and ground-floor retailers, a movie theater, and a public parking garage. The anchor of the project will be the large public plaza between the buildings with outdoor walkways.



Greeley City Center

1001 11th Ave., Greeley
Owner: City of Greeley
Developer: City of Greeley
General contractor: Hensel Phelps Construction Co.
Architect: alm2s, Anderson Mason Dale Architects
Engineering firms: Cator Ruma & Associates Co., Interwest Consulting Group, JVA Inc., Rimrock Technology and K2 Audio LLC
Planning: BHA Design
Cost: \$17 million
Square feet: 103,900
Type: Office
Construction start: N/A
Completion: July 31, 2018

Description: Phase 1 includes master planning and design to develop a new centralized administrative municipal complex for the city of Greeley. The design work for this project built upon the results of the Administrative Facilities Space Assessment work completed by alm2s in 2015. The two-phase development includes 103,900 square feet of new space to house all of the city's administrative staff, currently spread out among five downtown buildings. Phase 1 includes new Municipal Court and Council Chambers facilities, as well as new open office space for the city's IT and Water and Sewer Departments. Phase 2 will house the City Manager's office, City Attorney's office, Finance, Human Resources, Community Development, Public Works and Culture, Parks and Recreation, administrative space, and new community meeting rooms, built over one level of underground parking. The design process evaluated the retention and renovation of a 4-story, 28,400-square-foot city office building vs. all new construction. alm2s teamed with AndersonMasonDale Architects for the design of the City Center, with alm2s serving as the Architect of Record. Professional services included site master planning and phasing analysis, site plan approval through the City of Greeley, as well as full architectural and engineering design services.



Northwest view.



Northeast view.

Harmony Commons, Lot 1 & 2

3491 7 3519 E. Harmony Road, Fort Collins

Owner: Brinkman, Stahl Inc.

Developer: Brinkman, Stahl Inc.

General contractor: Brinkman Construction

Architect: R4 Architects

Engineering firm: Interwest Consulting Group

Planner: TB Group

Cost: \$12 million

Square feet: 34,000

Type: Mixed-use, of ce, hotels, retail, restaurant

Construction start: June 2016

Completion: December 2018

Description: Two-story, 25,000-square-foot office building and one-story, 9,000-square-foot multi-tenant retail, service and restaurant space, both fronting Harmony Road in southeast Fort Collins. The buildings are located within the Harmony Commons development, which also includes two existing retail buildings and an under-construction hotel.



Ikea

Interstate 25 and Colorado Highway 7, Broomfield

Developer: Ikea

General contractor:

Type: Retail

Square feet: 400,000

Construction start: 2018

Completion: Summer 2019

Description: The Ikea store would be 400,000 square feet with 1,500 parking spaces. That would occupy 36 acres of the 123-acre parcel, which is about 17 miles north of Downtown Denver.



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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.



JPMorgan Chase Data Center

Colorado Highway 7 and Sheridan Parkway, Broomfield
Developer: McWhinney
General contractor: N/A
Architect:
Cost: \$220 million
Square feet: 150,000
Construction start: Early 2018
Completion: Early 2019

Description: North Park, a development of Loveland-based McWhinney, will be home to a 150,000-square-foot, \$220 million operations center for JPMorgan Chase.



The Lofts at St. Michael’s — Phase II

6720 29th St., Greeley
Developer: N/A
General contractor: Dohn Construction
Architect: Kephart
No. of units: 48
Type: Apartments

Description: This project is the second phase of a project including four apartment buildings and one garage building. The wood-framed buildings will offer units in a variety of one-, two-, and three-bedroom options. The apartments have granite countertops, upgraded finishes, full-sized washer and dryer, and LVT and carpet flooring.



Louisville Corporate Campus at CTC

North of Dillon Road, Louisville
Developer: Etkin Johnson Real Estate Partners
Square feet: 400,000
Type: Office, Industrial, Flex
Construction start: Fourth quarter 2017
Completion: Third quarter, 2018

Description: Louisville Corporate Campus at CTC is a proposed three-building, 400,000-square-foot office/industrial/flex campus on 33.12-acres in the Colorado Technology Center. The first building of the three buildings totaling 136,610 square feet and located at 700 Tech Court will feature 24-foot clear ceilings, heavy power, ample loading capabilities, ESFR sprinklers with fire pump, glass doors and an energy-efficient design.



Loveland Housing Authority Administration Building Renovation

375 W. 37th St., Loveland
Developer: City of Loveland
General contractor: Dohn Construction
Architect: aim2s
Cost:
Square feet:
Type: Office
Construction start:
Completion:

Description: This renovation will take place to increase the number of staff offices, increase the size of the existing board room, and add a resident intake room near the existing lobby. Audio/visual technology, amenities and finishes will be updated as well.



Lucky's Market

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.

Milestone Apartments

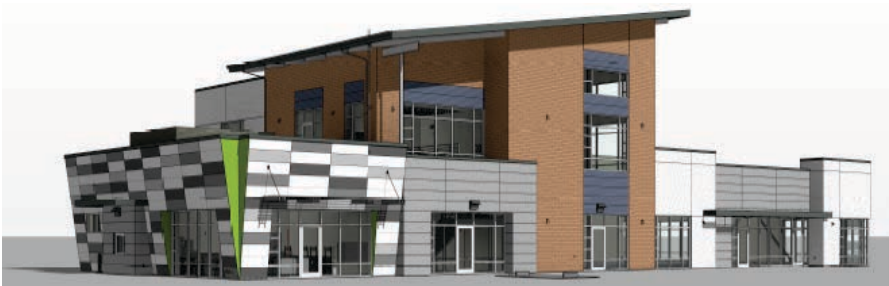
4707 Le Fever Drive, Fort Collins
Developer: Milestone Development Group
General Contractor: Bryan Construction Inc.
Cost: \$39,400,680
Square feet: 250,000
No. of units: 276
Type: Apartments
Construction start: August 2016
Completion: April 2018


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

Description: 10,900-square-foot office and retail building; includes Intajuce tenant improvements.





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Myridium

302 N. Meldrum St., Fort Collins
Owner: Development Co. LLC
Developer: Development Co. LLC
General contractor: Dohn Construction Inc.
Architect: alm2s Architecture
Square feet: 47,828
No. of units: 29
Type: Condo, Residential, Retail
Construction start: N/A
Completion: 2018

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 rainwater.



Old Chicago

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: N/A
Completion: N/A

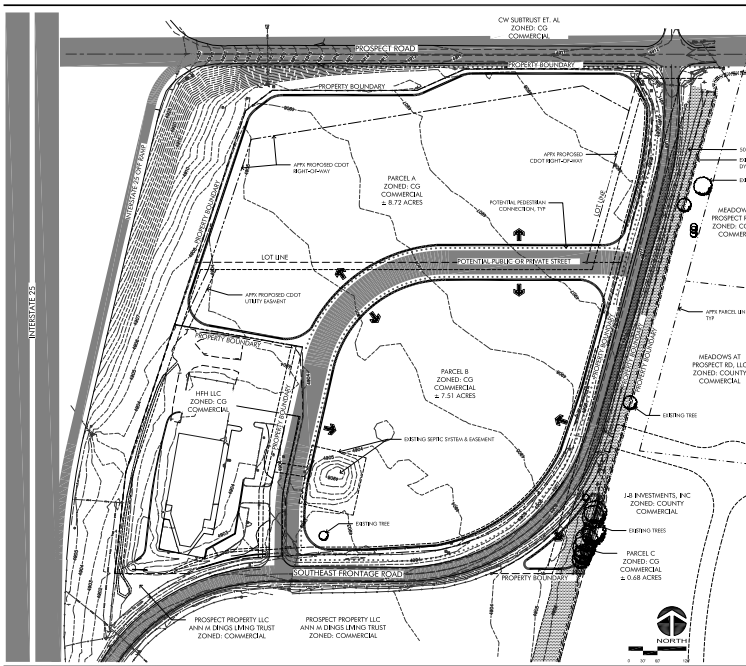
Description: Demolition of single-story non-contributing restaurant building and proposed three-story building plus basement. Current proposal includes 5,900 square feet at the ground floor of retail/restaurant and second floor of 6,200 square feet of office and another 3,235 square feet of office at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



Paradigm

Southeast corner, Interstate 25 and Prospect Road
Owner: Paradigm Properties LLC
Planner: BHA Design LLC
Cost: N/A
Construction start: N/A
Completion: N/A

Description: Paradigm is a commercial development to be constructed in multiple phases. Phasing for construction could occur over a five- to 15-year period depending on market demand. The area is comprised of existing (Fort Collins Motor Sports) and proposed commercial development on 24 acres located at the southeast corner of the Interstate 25 & Prospect Road interchange. The proposed uses are lodging establishments, standard and fast food (with drive-ins) restaurants, office, retail, and convenience retail store with fuel sales.



Platte River Power Authority Headquarters

2000 E. Horsetooth Road, Fort Collins
Owner: Platte River Power Authority
General contractor: FCI Constructors Inc.
Architect of Record: Belford Watkins Group Architects LLC
Design **architect:** Anderson Mason Dale Architects PC
Structural **engineer:** JVA Inc.
Mechanical, electrical & plumbing **engineer:** Professional Engineering Consultants P.A.
Civil **engineer:** United Civil Design Group LLC
Landscape **architect:** BHA Design Inc.
Square feet: 92,147
Cost: \$44 million
Construction start: Spring or summer, 2018
Completion: November 2019



Project Chalet

1200 Eldorado Blvd., Broomfield
Architect: Open Studio Architecture
Square feet: 148,162
Type: Office
Construction start: Early 2018
Completion: N/A

Description: Switzerland-based Partners Group AG will build a multibuilding campus in the Interlocken business park in Broomfield, where it will relocate its North American hub from San Francisco. Partners Group is a global private markets investment manager, serving more than 850 institutional investors worldwide. It has \$57 billion in assets under management and more than 900 professionals across 19 offices worldwide.





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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 Marriott, Greeley

2495 W. 28th St., Greeley
Developer: Insignia Hospitality Group
General contractor:
Architect:
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.

Rocky Mountain Sports Park

7775 Weld County Road 74, Windsor
Developer: Hillside Commercial Group
Construction manager: 4 Square Management Solutions & Construction
Cost: \$225 million
Square feet: 130 acres of commercial development, 360 acres Sports Park, 490 total park acres
Type: See Attached
Construction start: October 2017
Completion: 2019

Description: Envisioned to be a 490-acre multi-sports complex, Rocky Mountain Sports Park will be a destination for baseball, softball, soccer, lacrosse and football teams from around the world to showcase the best in amateur youth sports. RMSP will host tournaments, league play, championship games and overnight camps. The facility will include athletic dorms, indoor practice areas and training facilities. Retail and commercial development — hotels, restaurants, and onsite health care — will be incorporated in the development.



The Rêve

3000 Pearl St., Boulder
Developer: Southern Land Co.
General contractor:
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.



Safeway redevelopment

460 S. College Ave., Fort Collins

Developer: LC Real Estate

General contractor: N/A

Architect: N/A

Cost: N/A

Square feet: N/A

Type: Retail, Apartments

Construction start:

Completion:

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.



Shadowgrass Apartments

East County Line Road and East 17th Avenue, Longmont

Owners: Brinkman, Stahl Inc., Jensen LaPlante Development, Keystone Real Estate

Developer: Brinkman, Stahl Inc., Jensen LaPlante Development, Keystone Real Estate

General contractor: Shaw Construction

Architect: Kephart

Engineering firm: Permontes Group Inc.

Planner: Norris Design

Cost: \$55 million

Construction start: N/A

Completion: May 2019

Description: This eight-building apartment community will include 256 units and a central clubhouse. The unit mix will include studio, one, two, and three-bedroom layouts. The amenity-rich complex will feature a pool/spa, outdoor lounge, fitness area, children's play area, grills, fire pits and cabanas.



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 affordably 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.



Spradley Barr Mixed-Use

Southwest corner of Drake Road and College Avenue, Fort Collins
Owner: Brinkman
Developer: Brinkman
General contractor: Brinkman Construction
Architect: OZ Architecture
Engineering firm: Northern Engineering
Planner: Russell + Mills Studios
Cost: \$60 million
Construction start: N/A
Completion: Oct. 15, 2019

Description: This 7-acre mixed-use redevelopment project is located in the heart of Midtown Fort Collins. In the conceptual phases, it's anticipated to include three retail pad sites, a 100-key hotel and two apartment communities.



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

Harmony and Ziegler roads, 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: N/A
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: JE Dunn
Architect: BSA LifeStructures
Landscape **Architect:** BHA Design
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.



Union on Plum

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: August 2017
Completion: Aug. 1, 2018

Description: Union on Plum will be a 104,088-square-foot building to be constructed at the corner of Plum Street and City Park Avenue in Campus West in Fort Collins. The five-story building will have 62 units with 229 bedrooms. In addition to the building, there will be a six-tier pre-cast parking garage with parking for 172 vehicles. The Plum Street Apartments will feature a number of luxury recreational amenities, including a large patio with two fire pits, two hot tubs, a plunge pool, and an outdoor grilling area. The building will also have an in-house fitness room.



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.



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.



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.



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.
Engineer: 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: N/A

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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