

Breaking Ground

The Portal for New Development Projects

A RUNDOWN OF EMERGING DEVELOPMENT PROJECTS



Boulder Industry and Arts Center

Denver-based Sagebrush Cos. plans a 54,000-square-foot, three-story industrial office complex on 2.5 acres of vacant land at 5125 Pearl Parkway.

Developer:	Sagebrush Cos.
General contractor:	Beck Group
Architects:	Beck Group
Cost:	\$24 million
Square feet:	54,000

Building Energy Scoring

Improve Your Building's Net Operating Income (NOI)



How Does Your Building Compare?

~ Lower utility bills ~ Improved occupancy rates ~
~ Increased property values ~

We'd like your feedback: fcgov.com/BES-feedback



For More Information:
Kirk Longstein
klongstein@fcgov.com
970-416-4325

Aids and services are available
for persons with disabilities.

4.18.2018

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.



1102 Pearl St.

Developer: PMD Realty/Phil Day

Architect: Bray Architecture Inc.

Cost: N/A

Square feet: 15,380

Type: Restaurant, office, retail

Construction start: October 2018

Completion: Summer 2019

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.



Advanced Health Care Corp. Rehabilitation Facility

2477 Anchor Drive, Evans

Developer: Advanced Health Care

General contractor: N/A

Architect: N/A

Cost: N/A

Square feet: 21,476

Type: Health Care

Construction start: N/A

Completion: N/A

Description: Advanced Health Care will provide short-term, post-acute, rehabilitation and skilled nursing care for patients who have undergone inpatient surgery, or other inpatient treatment requiring transitional skilled care. The project will include 24 beds.

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: 2019

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.

BNSF Logistics Center

East of Interstate 76 and accessed by Weld County Roads 49 and 52, Hudson

Developer: BNSF Railway Co.

General contractor: N/A

Architect: N/A

Cost: N/A

Size: 430 acres

Construction start: Mid-2018

Completion: N/A

Type: Industrial/Transportation

Description: BNSF Railway Co. is getting ready to break ground on the long-awaited rail park in Hudson that will serve Northern Colorado and Denver markets. The BNSF Logistics Center Hudson will be on a 430-acre site in the Hudson Industrial Park and include the railway's loading and warehouse facilities. It will have approximately 16 shovel-ready parcels of varying size that the railway will lease to companies that want to develop near the center. BNSF will provide the infrastructure for the rail-served properties.





OUR CONSTRUCTION LOAN IS LIKE A

BLUEPRINT
FOR MANAGING YOUR HOME PROJECT.

WE'LL LEAVE THE
INTERIOR DECORATING
CHOICES TO YOU.



ELEVATIONS
CREDIT UNION

*It matters
where you bank.*

When you finance building your home with Elevations,
the money comes from the community and stays there, too.

Banking | Auto & Mortgage Loans | Business Loans | Wealth Management
elevationscu.com | 800.429.7626



NCUA

Federally insured
by the NCUA

Boulder Community Health Della Cava Family Medical Pavilion

4801 Riverbend Road, Boulder
General contractor: Wyatt Construction Co. Inc.
Architect: Boulder Associates
Cost: \$45 million
Square feet: 70,434, plus 410-space parking garage
Type: Health care
Construction start: Early 2017
Completion: Early 2019
Description: Boulder Community Health's Della Cava Family Medical Pavilion will include inpatient and outpatient mental-health services. The project is under construction on BCH's Foothills Campus.

Boulder Community Health Erie Health Clinic

101 Erie Parkway, Erie
Developer: Boulder Community Health
General contractor: Golden Triangle Construction Co.
Architect: PEH Architects
Cost: N/A
Square feet: 40,000
Type: Health Care
Construction start: Late 2017
Completion: December 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/Ernest Health
General contractor: N/A
Architect: Dekker Perich Sabatini
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.



Boulder Industry and Arts Center

5125 Pearl Parkway, Boulder
Developer: Sagebrush Cos.
General contractor: Beck Group
Architects: Beck Group
Cost: \$24 million
Square feet: 54,000
Type: Office
Construction start: Late 2018
Completion: N/A
Description: Denver-based Sagebrush Cos. plans a 54,000-square-foot, three-story industrial office complex on 2.5 acres of vacant land at 5125 Pearl Parkway.



Quality built
on trust.



Navigators first,
contractors second.

Since 1992, we've provided General Contractor & Construction Management services for a wide range of building types for Northern Colorado.

We focus on providing the highest value to our clients, guiding them to make the best decisions to bring their vision into reality.

At Dohn, we're building peace of mind.

commercial
medical
multi-family
student housing

2642 Midpoint Drive
Fort Collins, CO 80525
970-490-1855
dohnconstruction.com

DCI
DOHN CONSTRUCTION, INC.



TAKE A MOMENT.
LET'S TALK FLOORS.
AND THE TIME IT TAKES
TO FRAME THEM. AND THE
OUTCOME YOU EXPECT.
AND A DREAM HOME THAT
NEEDS TO FIT YOUR BUDGET.

Alpine Lumber has innovative solutions, like our exclusive **FastFrame Floor** system that saves time and money without sacrificing quality. So — please take a moment to talk floors with us or ask your contractor to.

www.alpinelumber.com

Employee Owned and Operated Since 1963

FastFrame
Floors



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, office, retail, hotels, apartments

Construction start: Late spring 2019

Completion: N/A

Description: Water Valley Land Co. plans a 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.



Butterfly Pavilion

Colorado Highway 7 and Sheridan Parkway, Broomfield

General contractor: N/A

Cost: \$30 million

Square feet: 60,000

Type: Cultural, research

Construction start: N/A

Completion: 2021

Description: The Butterfly Pavilion will relocate from Westminster to Broomfield's North Park development, with plans for a research facility.

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.



Centerra Industrial Four

Centerra Industrial Park, Rocky Mountain Avenue and East 37th Street, Loveland

Developer: McWhinney

General contractor: N/A

Architect: N/A

Square feet: 123,000

Type: Industrial

Construction start: April 2018

Completion: January 2019

Description: McWhinney broke ground in April on a 123,000-square-foot industrial building at Centerra Industrial Park in Loveland. The building will be the third and largest of McWhinney's industrial offerings in the 13-acre park. The park is located at Rocky Mountain Avenue and East 37th Street near the Northern Colorado Regional Airport. The park is within Centerra, the company's 3,000-acre master-planned community.



Centerra Industrial Two — Courtesy CBRE

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.





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.



Elevations Credit Union

221 E. Mountain Ave., Fort Collins
Developer: Elevations Credit Union
General contractor: The Neenan Co.
Architect: The Neenan Co.
Cost: N/A
Square feet: 78,000
Type: Office/Retail/Condo
Construction start:
Completion:
Description: Elevations Credit Union will build a mixed-use building in Old Town Fort Collins. The ground floor will house the Boulder-based credit union's third branch in Fort Collins, along with retail. The development will also include additional office space and 26 residential condos.



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.





Northern Colorado's Largest One-Stop Lumberyard and Design Center

Services For The Builder, Remodeler,
Designer & Homeowner!
Sutherlands Lumber & Design Gallery
is a comprehensive building materials
and home design facility.

AVAILABLE PRODUCTS

Backsplash Materials
Bathroom Fixtures
Cabinet and Door Hardware
Cabinets
Countertops
Flooring
Hardware
Installed Insulation
Interior/Exterior Doors & Windows
Lighting
Lumber & Building Materials
And much, much more!
Call today for a free design consultation!

2100 E. PROSPECT ROAD • FORT COLLINS • (970) 226-1000 • WWW.SUTHERLANDS.COM



NEUMARK
Commercial Builders

New Construction
Renovations
Tenant Finish

Retail, Restaurants, Health Care, Municipal



970-449-1610

www.NeuMarkCB.com

161 E. Saturn Dr. Unit 2A,
Fort Collins, CO 80525



GEOTECHNICAL ENGINEERING
CONSTRUCTION MATERIALS
TESTING
CONSULTATION SERVICES

970-545-3908

WWW.EARTH-ENGINEERING.COM

4395 GREENFIELD DRIVE | WINDSOR CO

Google Boulder

30th and Pearl streets, Boulder

Developer: Google Inc.

General contractor: N/A

Architect: Tryba Architects

Cost: N/A

Square feet: 100,000

Type: Office

Construction start: Mid 2018

Completion: Late 2019

Description: Google Boulder soon will begin construction on Phase II of its new campus, providing enough room for the company to grow to 1,500 employees at the location. Google in December opened Phase I of the project near 30th and Pearl streets and currently employs more than 800 in the two, 100,000-square-foot buildings. The second phase would add a third building, also at 100,000 square feet.



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.





thunderpup
CONSTRUCTION, INC.
(970)224-9200


- Offices
- Tenant Finish
- Restaurants
- Breweries
- Medical/Dental
- Ground Up
- Retail



A local commercial general contractor specializing in design build.


www.thunderpup.com

The Exchange
Block 200, N. College Avenue



Contact us to get started on your project, today.

Architecture • Planning • Historic Preservation



FORT COLLINS, COLORADO
(970) 223-1820
www.alm2s.com

Washington's Music Venue Historic Revitalization



NEENAN
ARCHISTRUCTION®



Elevations Credit Union Old Town Development

CREATE SPACES THAT WORK FOR PEOPLE AND YOUR BUSINESS

Development | Architecture | Construction

VFLA
ARCHITECTURE + DESIGN

VAUGHT FRYE LARSON ARONSON
419 CANYON AVE, SUITE 200, FORT COLLINS
www.VFLA.com | 970.224.1191

GINGER and BAKER



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

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: \$3 million
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.

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.



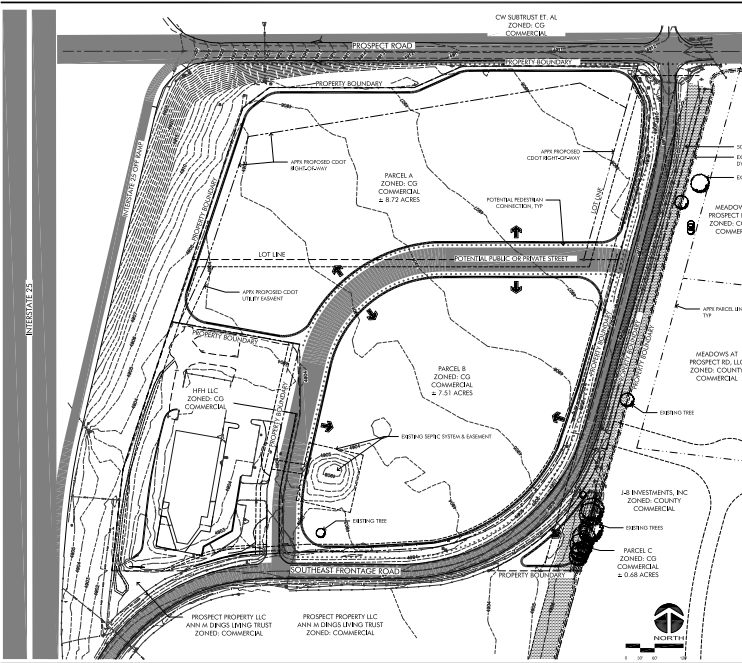
maintain
develop
design

TRUE PARTNERSHIPS MANAGE

consult
perform
analyze

Learn more at henselphelps.com

HENSEL PHELPS
Plan. Build. Manage.



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 of 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.



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 Co.'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.



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 multisports 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.



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 Maddie

Eighth Avenue, 15th to 17th streets, Greeley
Developer: Richmark Cos.
General contractor: N/A
Architect: N/A
Cost: N/A
Square feet:
Type: Mixed-use/Office/
Construction start: N/A
Completion: N/A
Description: Richmark intends to develop a walkable, mixed-use neighborhood, to be known as "South Maddie," between 15th and 17th streets along Eighth Avenue. South Maddie will be the first phase of a redevelopment project that will connect the heart of downtown Greeley to the University of Northern Colorado. Richardson said the project promises to offer a vibrant area to meet the demands of residents, students and local businesses for new housing, entertainment, shopping, and office spaces, while preserving a flavor reminiscent of the historical design and architecture of its downtown neighbors. Plans call for 220 rental apartments at South Maddie, with first floor retail/restaurant space contained within three buildings.



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.



SouthStone SW

609 14th St. S.W., Loveland
Developer: SiteStone Land Development LLC
General contractor: N/A
Architect: N/A
Cost: N/A
Square feet: 51,000
Type: Manufacturing
Construction start: N/A
Completion: Late 2018
Description: SiteStone Land Development LLC is renaming the former Lego and Teledyne WaterPik plant property, located at 609 14th St. S.W., and building a 51,000-square-foot manufacturing and warehousing plant. The site will be called SouthStone SW. The new building will be built on excess property north of the existing building. Barton Solvents of Des Moines, Iowa, has signed a lease in the new building and will occupy 26,000 square feet of space later this year. That space will be “built to suit” for Barton. The remaining space will be marketed for lease.



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: Early 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

3400 Bluff St., 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.



Topshelf Printers

8057 20th St., Greeley
General contractor: N/A
Architect: N/A
Cost: \$1.7 million to \$2 million
Square feet: 25,000
Type: Office/Warehouse
Construction start: N/A
Completion: N/A
Description: Topshelf Printers, an embroidery and screen-printing shop, is adding a second building to its operations in Greeley, nearly doubling its space. Topshelf, owned by Blake Burroughs, Mitch Burroughs and Dan Freismuth, are having a 25,000-square-foot building constructed directly south of its existing 26,000-square-foot building at 8057 20th St. Blake Burroughs said the new building will contain about 3,000 square feet of office space, room for a couple more printing machines, and the majority of the building will be used as a fulfillment center for its printed products.

UCHealth Greeley Hospital

Southeast corner of U.S. Highway 34 and 71st Avenue
Developer: UCHealth
General contractor: J.E. Dunn Construction Co.
Architect: BSA LifeStructures
Landscape architect: BHA Design
Civil engineer: Martin/Martin
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 precast 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.



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.



Vaisala Corp. U.S. Headquarters

Colorado Technology Center, Louisville

General contractor: N/A

Architect: N/A

Cost: \$14.8 million

Square feet: 30,000

Type: Office

Construction start: N/A

Completion: 2020

Description: Finland-based Vaisala Corp. plans to construct a new U.S. headquarters building in Louisville during the next two years. Vaisala will build an approximately 30,000-square-foot building next to its current U.S. headquarters that it is leasing at 194 S. Taylor Ave. in the Colorado Technology Center. Vaisala officials said the new building will be located next to the company's existing office building. Vaisala expects to spend about \$14.8 million on the project. Once the building is completed, Vaisala will exit the leased office building.

Viega LLC U.S. headquarters

575 Interlocken Blvd., Broomfield

General contractor: Swinerton Builders

Architect: OZ Architecture

Cost: \$25 million (first phase)

Square feet: 75,000

Type: Office

Construction start: June 2017

Completion: December 2018

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 Boardwalk Backlot

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: November 2018

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.

Windsor Mill renovation

301 Main St., Windsor

Developer: Blue Ocean Enterprises/Old Windsor Mill LLC

General contractor: Heath-Saunders Construction

Architect: Vaught Frye Larson Aronson 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.



Looking to get the most out of your investment?

WE CAN HELP.

At First American Exchange Company, we understand the real estate landscape in Northern Colorado is ever-changing. So is your real estate portfolio.

Through financial strength, solid credentials and expert handling of your tax-deferred exchange, we help you reap the rewards of your investment.

FIRST AMERICAN EXCHANGE COMPANY.

**YOUR 1031 EXCHANGE PARTNER IN
COLORADO AND ACROSS THE NATION.**

First American Exchange is a Qualified Intermediary and is precluded from giving tax or legal advice. You must consult with your tax or legal advisor about your specific circumstances. First American Exchange Company, LLC makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.



**First American
Exchange Company™**

833.321.1031 • www.firstexchange.com

©2018 First American Financial Corporation and/or its affiliates. All rights reserved. NYSE: FAR