

Breaking Ground

The Portal for New Development Projects

A RUNDOWN OF EMERGING DEVELOPMENT PROJECTS



Velo Condos

Velo Condos is a new neighborhood of 70 residences, located in a five-building condominium community at 3289 Airport Road in Boulder on a 2.6-acre site. The location offers Flatiron and Foothills views and is across from the 42-acre Valmont Bike Park, 3.25-acre Dog Park & steps to Valmont Disc Golf Course. There are one, two, and three-bedroom residences, and five unique live-work condos. The first condos released will have one-bedroom units starting at \$410,000 and up to \$796,500 for the most expensive three-bedroom Residence. Fourteen of the residences are permanently affordable.

Location: 3289 Airport Road; Boulder
Website: www.velocondos.com
Owner: Thistle Velo LLC
Developer: Thistle Communities
General Contractor: DIRC Homes
Architecture Firm: RHAP architecture + planning
Engineering Firm: The Sanitas Group
Landscape Architect: Outside Landscape Architecture

Brokerage: 8030 Realty (www.8030Realty.com)
Type: Multi-Family
No. of Units: 70
Square Feet: 75,148
Size: 2.6 acres
Construction Start: January 2020
Completion: Estimated 2021-2022



Trailside Subdivision

Timnath, Colorado

Trailside Subdivision is located in Timnath, Colorado, just east of I-25 and the Poudre River. CTL's Denver and Fort Collins offices have worked with home builders and the developer of this subdivision to provide:

- * Environmental Site Assessments
- * Geotechnical Investigations
- * Structural and Foundation Designs for the Residences
- * Construction Observation and Material Testing Services for roads, utilities, and vertical construction.

We are excited to see this development evolve from bare ground into a well-planned neighborhood.



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Net benefits

- Advertise and differentiate your building
- Retain tenants and increase occupancy
- Identify and prioritize future building improvements



Front Range Village

2720 Council Tree Ave., Fort Collins, CO 80525

A core focus of RPT Realty is a growth strategy that incorporates the very best environmental, social and governance practices including energy efficiency investments. RPT Realty believes this is critical to driving long-term value for shareholders. At Front Range Village specifically, ENERGY STAR Portfolio Manager helps on site teams, led by General Manager Huston Hoffman, to lower energy and water usage in innovative ways.



Village on Shields

3436 S. Shields St., Fort Collins, CO 80526

Housing Catalyst builds and manages affordable communities that contribute to the economic, environmental and social health of our city. Benchmarking with ENERGY STAR Portfolio Manager® helps inform decisions about upgrades that translate into cost savings for residents and contribute to our city's climate goals. Recent renovations at the Village on Shields combined updated design and energy-efficient features to create healthier living spaces and more environmentally sustainable housing.



Block One

428 Linden St., Fort Collins, CO 80524

Block One's property manager Leah Dunn believes that you can't manage what you don't measure. After assessing how Block One compares to similar buildings nationally with ENERGY STAR Portfolio Manager, she decided to participate in the City of Fort Collins Building Tune Up program and implement building automation with a third-party controls company.



Ram's Village

900 Constitution Ave., Fort Collins, CO 80521

Ram's Village advertises their ENERGY STAR Score for potential student renters and educates their tenants about the added benefits of low utility bills at the time of lease signing and lease renewal. Having the ENERGY STAR logo posted at the front of their leasing office provides an easily recognizable label to demonstrate their efforts to provide affordable and desirable housing options.



Prospect Station

221-303 W. Prospect Road, Fort Collins, CO 80526

Participating in the City of Fort Collins' energy efficiency rebate program, Prospect Station invested \$9,100 in a complete lighting retrofit, realizing a pass-through savings of \$4,260 to its occupants and fostering a greater retention rate.

1391 Horizon Ave.

Location: 1391 Horizon Ave.; Lafayette
Owner: Mojo Partners
Developer: Mojo Partners
General Contractor: Sugarloaf Building Co.
Size: 26,000 square feet

Boulder-based developer Mojo Partners is planning to build a roughly 26,000-square-foot office and warehouse space in Lafayette on a two-acre lot at 1391 Horizon Ave. The developer has an unnamed telecom company committed to taking half of the rentable space within the building, according to Lafayette planning documents.



1500 Coalton Road

Location: 1500 Coalton Road; Superior
Website: www.pgarnold.com
Owner: Town of Superior
General Contractor: PG Arnold Construction
Architecture Firm: OZ Architecture
Engineering Firm: Boulder Engineering

Cost: \$1.85 million
Type: Mixed-Use
Square Feet: 15,000
Construction Start: March 2020
Completion: December 2020

1500 Coalton Road previously was a car dealership that the town of Superior is hoping to reconfigure into a high-demand community area, including meeting/community spaces, a cafe, a game zone and plenty of activity and flex areas.

1875 Taylor Ave.

Location: 1875 Taylor Ave.; Louisville
Website: https://1875taylor.com/
Owner: CTC FCM LLC
Developer: Freeman Myre
General Contractor: Golden Triangle Construction Co.
Architecture Firm: RVP Architecture
Brokerage: Freeman Myre Inc.
Cost: \$16 million
Type: High Tech
Square Feet: 83,000
Construction Start: July 2020
Completion: August 2021

This is one of the last sites in the Colorado Technological Center. The flex property will be at the main entrance of park, with exposure on Colorado Highway 42, and the interior can be designed to suit. Designed for high tech, sporting apparel, food manufacturing/distribution or other similar uses. Minutes from Northwest Parkway, U.S. Highway 36, downtown Louisville and Boulder.



200 W. Baseline Road

Location: 200 W. Baseline Road; Lafayette
Owner: Cottage Camp LLC
Type: Multi-Family, Residential, Retail
No. of Units: 13 residential units
Square Feet: 2,500 square feet of commercial space

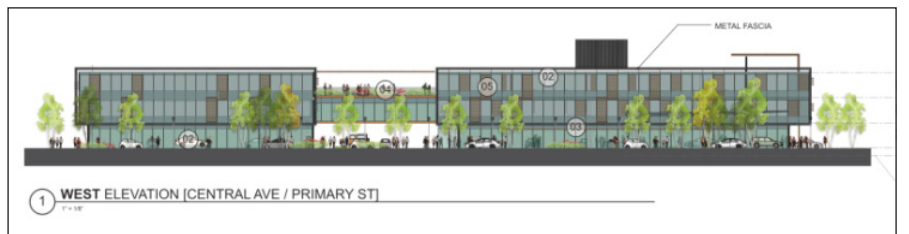
Plans for the redevelopment of the Circle Motel site include 13 residential units and a two-story commercial building on with retail and office spaces.



2400 and 2450 Central Ave.

Location: 2400 Central Avenue; Boulder
Owner: Crescent Real Estate LLC
Architecture Firm: Oz Architects
Type: Office
Square Feet: 144,500 square feet
Size: 14 acres

Crescent Real Estate LLC, a commercial property investor and development firm, is planning to demolish two aging office buildings in Boulder's Flatiron Park business campus and replace them with new offices. Crescent is also exploring opportunities to develop properties with a mix of uses within Flatiron Park, including retail and residential.



30Pearl

Location: 2360 30th St.; Boulder
Website: boulder.colorado.gov/housing/30pearl
Owner: City of Boulder
Developer: Boulder Housing Partners
No. of Units: 120 affordable units
Construction Start: Late 2019
Completion: 2021

Boulder Housing Partners is leading an affordable-housing redevelopment effort on the former Pollard Friendly Motors Auto Sales site at the corner of 30th and Pearl streets. BHP, with funding from the Colorado Housing and Finance Authority, plans to construct a three-building community at 2360 30th St. with 120 permanently affordable apartments for locals who earn between 30 and 60 percent of the area's median income. These homes, which will include 20 independent-living units for people with disabilities, will be located among other market-rate homes that will be built in the Boulder Junction neighborhood.



3609 S. Timberline

Location: 3609 S. Timberline Road; Fort Collins
Website: https://waypointre.com/property/3609-s-timberline-road/
Owner: WP3609 LLC
Developer: Waypoint Real Estate
General Contractor: Swift Builders
Architecture Firm: SPD Architecture Inc.
Engineering Firm: PEC
Electrical Contractor: Hanna Electric
Plumbing Contractor: Mechanical Masters
HVAC Contractor: Central Heating
Planner: Interwest Group
Landscape Architect: MMLA
Brokerage: Waypoint Real Estate
Cost: \$1.1 million

Type: Mixed-Use
No. of Units: 2-3
No. of Homes: 0
No. of Rooms: 0
No. of Rooms: 0
No. of Beds: 0
Square Feet: 13,000
Size: 13,000
Construction Start: March 2020
Completion: July 2020

SPD Architecture was commissioned to give the old Thrift-Rite store, located at Horsetooth and Timberline roads, a face-lift. The overall goal for the project was to create a mixed-use facility geared more for medical office and retail. The building is set up as condos, and roughly 8,000 square feet of the 13,000 square feet has been purchased. A design objective from the beginning was to utilize as much of the existing exterior as possible. The design resulted in maintaining much of the existing brick but bringing it down to a wainscot level while providing new stucco up to the roof line. New tower elements were designed at the building's main entrances along with shed roof elements along the west elevation to provide relief from the straight elevation.



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4340 St. Cloud Dr.

Location: Northwest corner of Crossroads Blvd. and St. Cloud Dr.; Loveland
Developer: Colson Development
Architecture Firm: Lodestone Design Group
Engineering Firm: Coffey Engineering & Surveying
Type: Mixed-Use, Retail
Square Feet: 12,000
Size: 2 acres

A proposed 12,000-square-foot mixed residential and commercial building on a two-acre vacant lot at the northwest corner of Crossroads Blvd. and St. Cloud Dr. in Loveland.



55 Resort, Greeley

Location: 1100 Eighth Ave.; Greeley
Owner: L3 Development LLC
Developer: L3 Development LLC
Cost: \$22 million
Type: Multi-Family, Residential
No. of Units: 85
Construction Start: Spring 2020
Completion: Spring 2021

Developers of a housing complex for adults 55 and older in Windsor are planning to build a smaller version on the former Gamsey and Wheeler car-dealer lot in downtown Greeley. The property on the corner of Eighth Avenue and 11th Street is planned to make way for a four-story apartment-style building with space for 85 residents dubbed, "55 Resort."



5505 Central

Location: 5505 Central Ave.; Boulder
Owner: Crescent Real Estate
Developer: Crescent Real Estate
General Contractor: Quinlan Construction Inc.
Architecture Firm: OZ Architecture
Type: Office
Square Feet: 56,000
Construction Start: First quarter 2019
Completion: Early 2020

An aging structure in Boulder's Flatiron Park business campus is set to be replaced with a new two-story 56,000-square-foot office building. The property at 5505 Central Ave. is being developed by Crescent Real Estate. The existing building on the site was built in 1977 and, "is currently an underutilized, underwhelming building that is nearly buried at this very important corner," according to planning documents filed with the city.



Academy Senior Living

Location: 1665 33rd St.; Boulder
Owner: TAAF LLC, represented by Rubicon Development
Developer: Academy Senior Living LLC
Architecture Firm: Coburn Architecture
Engineering Firm: JVA Inc. (civil)
Landscape Architect: PCS Group
Type: Multi-Family, Residential
No. of Units: 106

1665 33rd Street is a proposed congregational care community located at the former Fruehauf Outdoor Furniture Store, near the intersection of Arapahoe Avenue and 33rd Street. The project will include 106 permanently affordable units with community amenities, as well as a congregational and community serving restaurant, café, and administrative offices.



Advanced Health Care Corp. Rehabilitation Facility

Location: 2477 Anchor Drive; Evans
Owner: Advanced Health Care
Developer: Advanced Health Care
Type: Health Care
Square Feet: 21,476

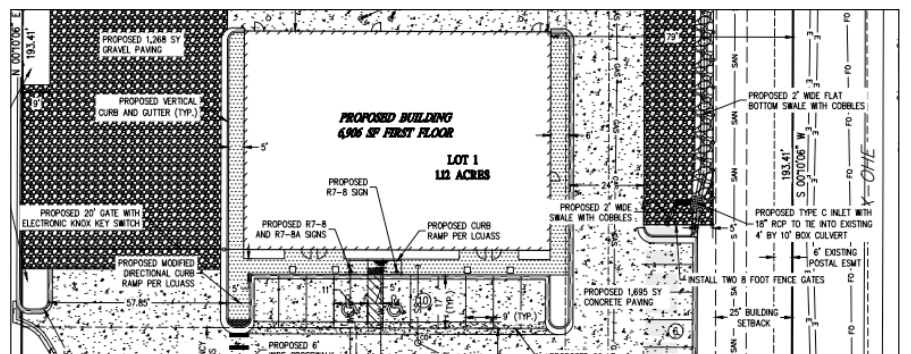
Advanced Health Care will provide short-term, post-acute, rehabilitation and skilled nursing care for patients who have undergone inpatient surgery, or other inpatient treatment requiring transitional skilled care. The project will include 24 beds.



Airflow

Location: 2283 E. 11th St.; Loveland
Website: airflowllc.com
Owner: Airflow, LLC
Architecture Firm: C2D Architects, LLC
Engineering Firm: Baseline Engineering Corporation
Type: Industrial
Square Feet: 6,906
Size: 1.12 acres

Proposed construction of an office and warehouse building for Airflow LLC, an HVAC contractor specializing in commercial, residential, and restaurant heating, AC, and refrigeration.



Aloft

Location: 14780 Delaware St.; Westminster
Website: www.brinkmancolorado.com/projects/aloft
Owner: 14780 Delaware 1 LLC
Developer: Brinkman
General Contractor: Brinkman Construction
Architecture Firm: WorthGroup Architects
Engineering Firm: Ware Malcomb
Electrical Contractor: G2 Consulting Engineers Inc.
Plumbing Contractor: G2 Consulting Engineers Inc.
Type: Hospitality, Hotel, Mixed-Use
No. of Rooms: 120
Square Feet: 67,000
Completion: May 2020


Aloft hotel in Westminster will have 120 guest rooms, an outdoor pool and gathering patio, full-service bar, meeting space, business center, and fitness facility. Amenities of the new five-story hotel will include modern room layouts, a bar with live music from local and emerging artists, 24/7 snack and drink shop, and high-tech capabilities like service requests straight from your smartphone.



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Arista Medical Office Building

Location: 8520 Uptown Ave.; Broomfield
Owner: Wiens Real Estate Ventures
Developer: Wiens Real Estate Ventures
General Contractor: Mortenson
Architecture Firm: Boulder Associates
Brokerage: Newmark Knight Frank
Square Feet: 60,000
Construction Start: Summer 2019

Class A medical office building in the 200-acre Arista development, in close proximity to UHealth Broomfield Hospital and Children's Hospital Therapy Center. Project provides for custom-built space from 1,500 to 60,000 square feet.



Baseline Park 40

Location: Colorado Highway 7 and Sheridan Parkway; Broomfield
Website: www.baselinecolorado.com
Owner: McWhinney
Developer: McWhinney
General Contractor: CFC Construction
Architecture Firm: Craine Architect
Landscape Architect: Wenk
Type: Multi-Family
No. of Units: 313
No. of Beds: Studios, One-, Two-, Three-bedrooms
Square Feet: Average unit size: 866 square feet
Size: 14 acres
Construction Start: December 2019
Completion: Spring 2021

Baseline Park 40 apartment projects will provide future residents with access to acres of open space, parks and miles of trails. Park 40 was named from its location at 40-degrees north in latitude. McWhinney is developing 313 units including one-, two-, three-bedroom and studio apartment homes. Park 40 is positioned just off Colorado Highway 7, west of Sheridan Road, and will offer convenience and comfort while providing direct access to Highway 7, E-470 and Northwest Parkway. Future residents will enjoy direct access to Baseline's 1,100-acre mixed-use community offering future amenities all within walking or bike distance.



Best Western Silver Saddle Inn Pool House & Guest Rooms Addition

Location: 1260 Big Thompson Ave.; Estes Park
Owner: Wallace & Laurine Burke
General Contractor: Dohn Construction Inc.
Architecture Firm: Bas1s Architecture PC
Engineering Firm: Civil - Van Horn Engineering & Surveying; Structural - CTL Thompson; Mechanical & Electrical - PCD Engineering
Electrical Contractor: Bret's Electric LLC
Plumbing Contractor: Neuworks Mechanical Inc.
HVAC Contractor: Air Comfort Inc.
Landscape Architect: United States
Cost: \$6 million
Type: Hospitality
No. of Rooms: 19
Square Feet: 24,000 additional
Construction Start: December 2019
Completion: July 2020



This project is a third-floor addition to the existing Best Western Silver Saddle Inn in Estes Park, including 19 new guest rooms and two elevators. The project also consists of adding a new indoor pool, lobby and manager's quarters as well as new laundry and maintenance facilities.

Blue Federal Credit Union — Erie Branch

Location: 3085 Ridgeview Drive; Erie
General Contractor: Saunders Heath
Architecture Firm: VFLA Design
Engineering Firm: Landmark Engineering
Type: Retail, Bank
Construction Start: Nov. 2019
Completion: Mid-2020

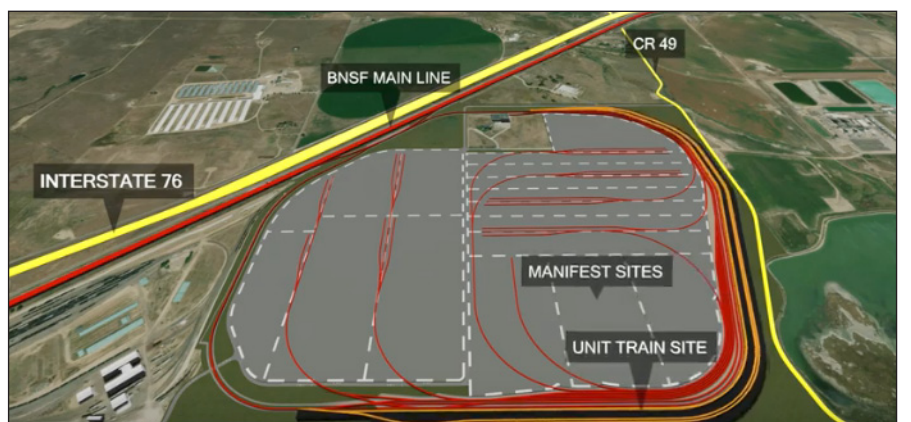
Blue Federal Credit Union broke ground in late 2019 on a new branch location in Erie. The Erie branch, located at 3085 Ridgeview Drive, will be Blue's 15th location.



BNSF Logistics Center

Location: East of Interstate 76 and accessed by Weld County Roads 49 and 52; Hudson
Owner: BNSF Railway Co.
Developer: BNSF Railway Co.
Type: Transportation
Size: 430 acres
Construction Start: Mid-2018

BNSF Railway Co. has broken 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.





THE BIG DIG

OF NORTHERN COLORADO



DIGGING FOR A CURE



WHAT IS THE BIG DIG?

The Big Dig gives local Northern Colorado children, including cancer patients and survivors the opportunity to attend and operate heavy machinery, including excavators, boom lifts, and more. Sponsors and ticket holders will be "hard hats" for the day operating heavy construction equipment in a festive fair-like atmosphere. More than 2,500 big and little construction dabblers are expected to attend the third annual Big Dig of Northern Colorado for the American Cancer Society.

2019



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Boardwalk Crossing

Location: 4012 S. Mason St.; Fort Collins
Owner: Boardwalk Crossing LP
General Contractor: Holter Construction LLC
Architecture Firm: Architecture West LLC
Cost: \$10 million
Type: Hospitality, Retail
Square Feet: 34,000
Construction Start: Early 2020
Completion: Mid 2021

The Boardwalk Crossing Entertainment Facility and Theater is planned to have 34,000 square feet between two floors and roof terraces at 4012 S. Mason St., directly west of the REI store on South College Avenue. The building will have an auditorium that can seat between 800 to 1,000 people, along with rentable space to host conferences and other events. The building will also host an acting academy initially only for children, but that eventually may expand to adult classes.



Boulder Commons — 2530 Junction Place

Location: 2530 Junction Place; Boulder
Owner: MCV Capital LLC
Developer: Morgan Creek Ventures dba MCV Capital LLC
General Contractor: W.E. O'Neil Construction Company of Colorado
Architecture Firm: Coburn Architects
Engineering Firm: JVA
Planner: Coburn Architects
Brokerage: CBRE
Cost: \$23 million
Type: Mixed-Use, Office
Square Feet: 52,000
Construction Start: First quarter 2019
Completion: Second quarter 2020

Building on the success of Boulder Commons, 2530 Junction Place is intended to be the third aspiring net-zero-energy mixed-use office building developed by MCV Capital LLC. Although the project will not pursue LEED certification, it will be built to meet at least LEED Platinum standards. 2530 Junction Place is designed as a four-story, mixed-use commercial building with approximately 50,000 rentable square feet of office and ground floor retail. The building will sit on top of a one-level underground parking garage. The building design features a highly advanced building envelope, consisting of thermally broken three-pane fiberglass windows, tuned window-to-glass ratios per façade, functional overhangs, solar awnings, a high level unbroken insulation in the walls and roof, very low infiltration rates and architecturally designed shades will add to the package, reducing heat gain in summer and heat loss in winter. The building form is optimized for solar system integration and natural lighting. 2530 Junction Place is designed to be energy storage system ready.



Boulder Commons — 3200 Bluff St.

Location: 3200 Bluff St.; Boulder
Owner: MCV Capital LLC
Developer: Morgan Creek Ventures, dba MCV Capital LLC
General Contractor: W.E. O'Neil Construction Company of Colorado
Architecture Firm: Coburn Architects
Engineering Firm: JVA
Planner: Coburn Architects
Cost: \$22 million
Type: Mixed-Use, Residential
No. of Units: 37
Square Feet: 50,000
Construction Start: First quarter 2019
Completion: Second quarter 2020

3200 Bluff Street is MCV Capital LLC's first aspiring net-zero-energy residential development. Although the project will not pursue LEED certification, it is designed to meet at least LEED Platinum standards. 3200 Bluff Street is planned to be a four-story mixed-use multifamily building. It is designed to include 37 apartment units and one retail space. The building will sit on top of a one-level underground parking garage. The project design features an exceptionally tight building envelope, consisting of thermally broken three-pane fiberglass windows, tuned window-to-glass ratios per façade, functional overhangs, solar awnings, and a high-level unbroken insulation in the walls and roof. The building form is optimized for solar system integration and natural lighting. Very low infiltration rates and architecturally designed shades will complete the package, reducing heat gain in summer and heat loss in winter. 3200 Bluff Street is designed to be energy storage system ready.



Boulder Industry and Arts Center

Location: 5125 Pearl Parkway; Boulder
Owner: Sagebrush Cos.
Developer: Sagebrush Cos.
General Contractor: Beck Group
Architecture Firm: Beck Group
Cost: \$24 million
Type: Office
Square Feet: 54,000
Completion: 2020

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.



Brands Multi-Tenant

Location: 4345 St. Cloud Dr., on the northwest corner of St. Cloud Dr. and Crossroads Blvd.; Loveland
Developer: Confluent Development
Architecture Firm: Studio DH
Engineering Firm: Sterling Design Associates LLC
Type: Mixed-Use, Retail
Square Feet: 10,000
Size: 1.5 acres

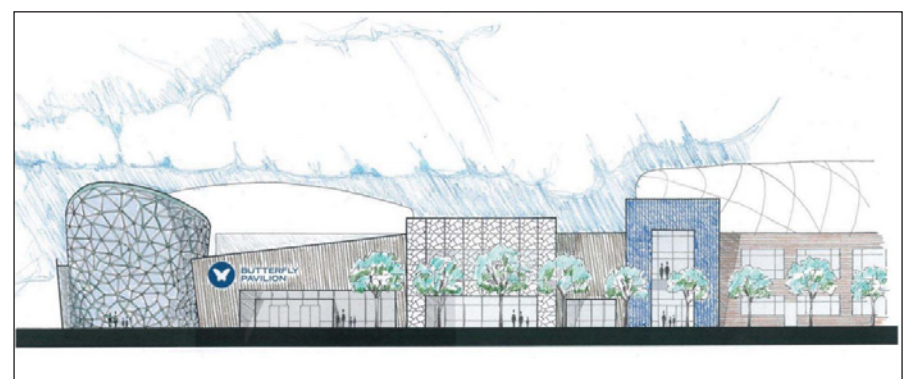
Proposed 10,000-square-foot, multi-tenant commercial and retail building within the Brands development.



Butterfly Pavilion — Center for Invertebrate Research and Conservation

Location: Colorado Highway 7 and Sheridan Parkway; Broomfield
Cost: \$45 million
Square Feet: 81,000
Completion: 2023

The Butterfly Pavilion will be relocated from Westminster and will build the Center for Invertebrate Research and Conservation in Broomfield's Base-line development. The center is designed to be a global hub of invertebrate conservation, research and education.



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Byrd Flex

Location: Southeast corner of Byrd Drive and Rockwell Avenue
General Contractor: Evergreen Industrial
Architecture Firm: Kenney Lee Architecture Group
Engineering Firm: Baseline Engineering
Type: Industrial, Office
Square Feet: 19,000 each
Size: 1.6 acres

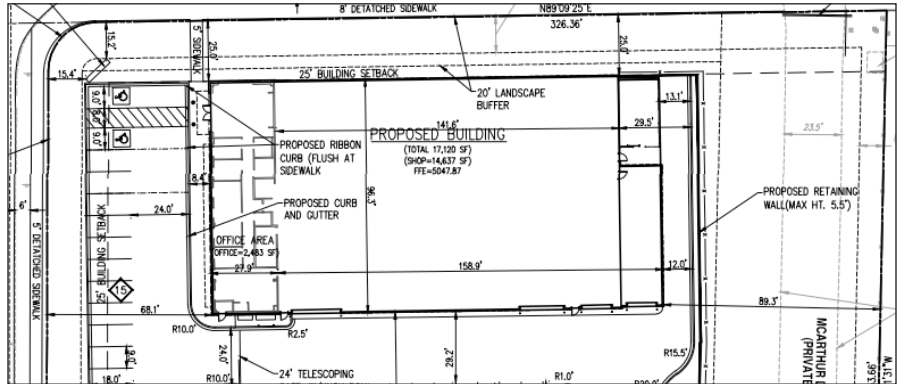
Proposed construction of two 19,000-square-foot buildings for office and light industrial use.



Caliber Collision

Location: Southeast corner of Woods Avenue and Crossroads Blvd., Loveland
Planner: Bowman Consulting
Type: Retail
Square Feet: 17,120
Size: 1.99 acres

Caliber Collision has applied to build a roughly 17,000-square-foot auto repair facility at the southeast corner of Woods Avenue and Crossroads Blvd. in Loveland on an almost-two-acre vacant lot.



Cannon Trail

Location: Cleveland Street and South Foote Avenue; Lafayette
Owner: Diverge Homes, Nicholas Jacobs
Developer: Diverge Homes
General Contractor: Diverge Homes
Architecture Firm: Ascent Group
Engineering Firm: Akamai Design
Planner: Diverge Homes
Brokerage: Housing Helpers of Colorado LLC
Cost: \$15 million
Type: Residential
Completion: December 2020

Neighborhood within walking distance to Old Town Lafayette featuring 30 paired homes with open concept floor plans and sizeable yard spaces and nine charming custom homes that offers a unique connection to nature and art with a creative plant walk, landscaped park and outdoor sculptures.



Cantilevers

Location: 411 S. Arthur Road; Louisville
Website: <http://www.thecantilevers.com/>
Owner: Land Capital LLC
General Contractor: Alcorn Construction
Architecture Firm: DAJ Design
Brokerage: Collier Management LLC
Type: Office
No. of Units: 33 office condos
Square Feet: 38,000 square feet of office space

The office condominium project will include 33 individual and customizable office suites in the Colorado Tech Center.



Centennial Lending Headquarters

Location: Intersection of Weld County Road 9 and Business Park Circle; Firestone
Owner: Centennial Lending
General Contractor: Elder Construction Inc.
Architecture Firm: VFLA Architects
Engineering Firm: Raker Rhodes Engineering
Electrical Contractor: Bret's Electric
Planner: Landmark Engineering
Cost: \$5.5 million
Type: Office
Square Feet: 18,000
Size: 2.18 acres
Construction Start: August 2019
Completion: May 2020

This new, two-story office building will be located at the intersection of east Interstate 25 Frontage Road and Business Park Circle in Firestone. The 18,000-square-foot facility, designed by VFLA Architects and constructed by Elder Construction, will allow Centennial Lending to continue to grow and serve the Northern Colorado region.




Center for Vector-Borne and Infectious Disease

Location: Colorado State University Foothills Campus; Fort Collins
Owner: Colorado State University
Developer: Owner's Representative - Tetrad Group
General Contractor: GH Phipps Construction Cos.
Architecture Firm: BSA LifeStructures
Engineering Firm: Merrick & Co.
Electrical Contractor: Gregory Electric Inc.
Plumbing Contractor: RK Mechanical
HVAC Contractor: RK Mechanical
Cost: \$17.5 million
Type: Education
Square Feet: 38,000
Construction Start: August 2019
Completion: October 2020

GH Phipps is building a new 38,000-square-foot facility on the Foothills Campus for the Department of Microbiology, Immunology, and Pathology at Colorado State University. The facility will include arthropod-borne and infectious disease research laboratory space, an insectary, and office/support space. 14,300 square feet of the space will be BSL-2 Research Lab Space and 5,000-square-foot Insectary Space. CSU has retained its Public-Private Partnership (P3) partner, Tetrad Property Group LLC & as its owner's representation for the project. TPG will provide owner's representation services and manage the design effort between the University, user group, architectural/Engineering team, and CMGC. Rendering provided by BSA LifeStructures.



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Centerra Industrial

Location: 4531-4545 Viking Way; Loveland
Website: www.mcwhinney.com
Owner: McWhinney
Developer: McWhinney
General Contractor: Golden Triangle Construction Co.
Brokerage: CBRE and C3
Type: Industrial
Square Feet: 123,000 (each building)
Construction Start: December 2019 (Bldg 5) and April 2020 (Bldg 6)
Completion: Summer 2020 (Building 5) and Winter 2020 (Building 6)

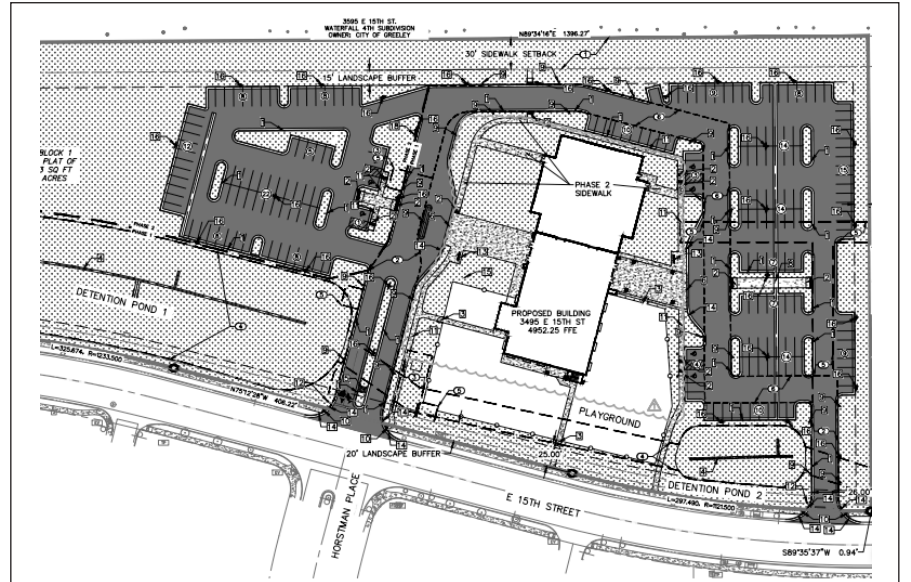
Two additional Class A industrial buildings, each at 123,000 square feet, are under construction at Centerra, bringing additional flexible floor plans to Northern Colorado to meet the needs for office, light assembly, R&D, light manufacturing, warehouse distribution and cold storage. Located one-half mile from Interstate 25, near Northern Colorado Regional Airport and 45 miles from Interstates 80 and 70, these buildings provide space for business expansion. Tenants will enjoy 24-foot clear heights, dock-high loading, ESFR sprinklers and flexible space configurations and have immediate access to community amenities such as outdoor trails, open space, retail, dining and everyday services. Building five will be ready to lease this summer, and the sixth building will come online in December.



Church of Nazarene

Location: 3503 E. 15th St., on the west side of Boyd Lake Avenue; Loveland
Developer: Oaster Facility Solutions
Engineering Firm: Olsson Associates
Type: Church
Square Feet: 57,030
Size: 11.14 acres

Proposed construction of a new 57,000-square-foot church and daycare center for the Loveland Church of Nazarene.



City Center

Location: South Public Road and South Boulder Road; Lafayette
Developer: Rubicon Development LLC
Type: Mixed-Use, Multi-Family, Retail
No. of Units: 200 multifamily units
Square Feet: 16,640 square feet of commercial space
Construction Start: February 2019
Completion: 18-month construction estimate

The City Center project will redevelop the area north of Lafayette's City Hall to include about 200 multi-family units and 16,640 square feet of commercial space.



Cleveland Station

Location: 428-450 N. Cleveland Ave.; Loveland
Owner: Love 450 LLC
Developer: Grapevine Equities
Architecture Firm: Hauser Architecture
Brokerage: LC Commercial
Cost: \$4 million
Type: Hospitality, Office, Retail
Square Feet: 26,000
Construction Start: December 2019
Completion: June 2020

Restoration of four historic buildings in the core of downtown Loveland. The project is the rehabilitation of a long-vacant medical facility into a vibrant and modern high-tech office/retail/entertainment and restaurant hub. Grapevine Equities is converting the buildings to office/retail/restaurant in the heart of downtown Loveland. The plans call for an exterior facade renovation on all four sides of the property' frontage, along with alley upgrades. This project will create a vital link from the historic Fourth Street to the rest of downtown.



Clovis Point Apartments

Location: 1855 Lefthand Creek Lane; Longmont
Owner: McWhinney
Developer: McWhinney
General Contractor: Brinkman Construction
Architecture Firm: Hord Coplan Macht Architects
Engineering Firm: DCI Engineers
Electrical Contractor: Given & Associates Inc.
Type: Multi-Family, Residential
No. of Units: 208
Square Feet: 220,000

The 220,000-square-foot, 11-building, three-story project will include 10 townhomes, each 1,400 square feet, and 198 apartments. It sits on just more than eight acres, one acre of which will be devoted to open green space with planned outdoor amenities including grills, fire pits, entertainment space, a pool and spa, central park space, an alpine pond, a family play area and a dog park. Indoor amenities will be concentrated in the two-story clubhouse and include mail pickup with parcel lockers, a community kitchen, a library, coworking spaces, Fitness on Demand, yoga and multiple lounge spaces with a 360-degree water vapor electric fireplace, which produces a flame effect.



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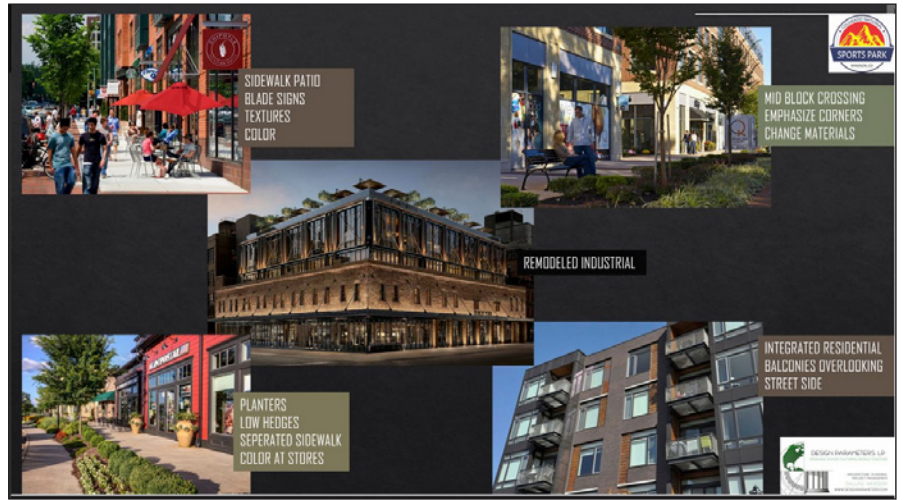
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Colorado National Sports Park

Location: Diamond Valley Sports Complex, Windsor
Website: www.cnspcolorado.com
Size: 100 acres
Construction Start: October 2017
Completion: 2020

Colorado National Sports Park will be a destination baseball, softball, lacrosse, soccer, rugby and flag football complex in the Diamond Valley Sports Complex in Windsor. The park will host youth and adult tournaments, as well as provide space to practice at all amateur levels of play. CNSP will have concession stands, training facilities, and living accommodations for its guests. Colorado National seeks to attract teams from around the world. Colorado National Sports Park will feature multiple concession stands across its facility. Colorado National Sports Park is looking for restaurants, office, medical facility, hotels and retail businesses for our baseball and softball tournament park.



Columbine Commons Health & Rehab LLC

Location: 1325 Main St.
Owner: 14th Street Real Estate LLC
Developer: 14th Street Real Estate LLC
General Contractor: Beacon Construction LLC
Architecture Firm: r4 Architects
Engineering Firm: Interwest Consulting Group
Planner: TB Group
Cost: \$8.4 million
Type: Health Care
No. of Units: 30
Square Feet: 26,400
Construction Start: November 2019
Completion: October 2020

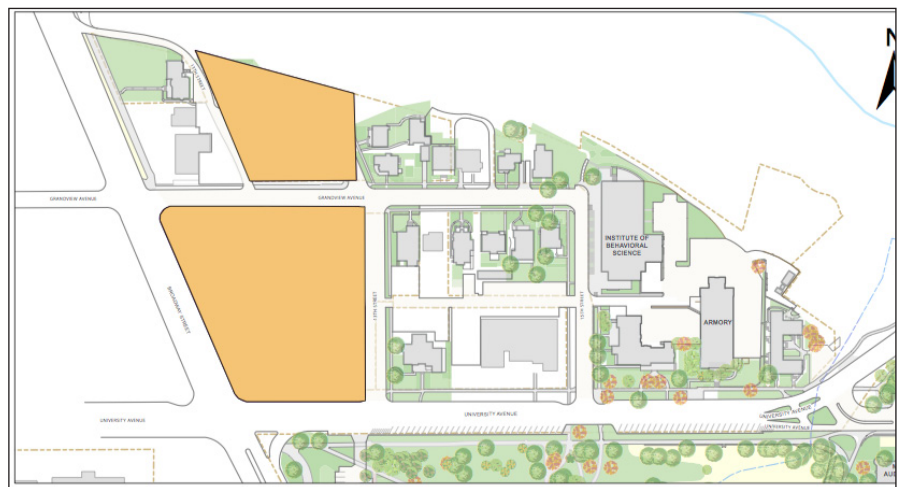
Project includes ground-up construction of a 26,400-square-foot, one-story skilled-nursing facility with 30 patient resident suites, for Columbine Health Systems in Windsor. Columbine Commons Health & Rehab LLC will contain a full commercial kitchen with dining services, full laundry services, administrative and staff support areas, therapy and rehabilitation spaces, treatment areas, nursing support areas, and a covered Porte' Cochere drop off. This skilled-nursing facility will share the same site as the newly completed Westwood Village Independent Living Facility also built by Beacon Construction.



CU Hotel & Conference Center

Location: Northeast corner of Broadway and University Avenue, straddling Grandview Avenue
Owner: University of Colorado Boulder
Developer: HRV Hotel Partners
Cost: \$130 million
Type: Education, Government, Hospitality
No. of Rooms: 250
No. of Rooms: 250
Square Feet: 25,000 (conference facility)
Construction Start: Mid 2020
Completion: Late 2022

The University of Colorado Boulder in November announced the selection of HRV Hotel Partners to lead the development of an on-campus hotel and conference center that will be a game-changer for both the university and the community in terms of the types of high-profile events the facility will be able to attract. The announcement followed a University of Colorado Board of Regents vote that authorized CU Boulder to enter into a ground lease with the development team for 2.95 acres straddling Grandview Avenue in the northwest corner of Main Campus. The new facility, which will be the first of its size in Boulder County, will create a venue for large and prominent academic, research and other conferences and events. It will include 250 rooms and a 25,000-square-foot conference center.



Diagonal Crossing

Location: 3600 Colorado Highway 119
Owner: Birch Mountain LLC
Developer: Diagonal Crossing Apartments LLC, Trammell Crow Residential LLC, Allison Management, Koebel and Co.
General Contractor: Maple Multifamily Contractor TX LP
Architecture Firm: Coburn Architecture
Engineering Firm: Kimley-Horn & Associates Inc.
Landscape Architect: Kimley-Horn & Associates Inc.
Cost: \$50.4 million
Type: Mixed-Use, Multi-Family, Residential, Retail
No. of Units: 355
Construction Start: June 2017
Completion: September 2020

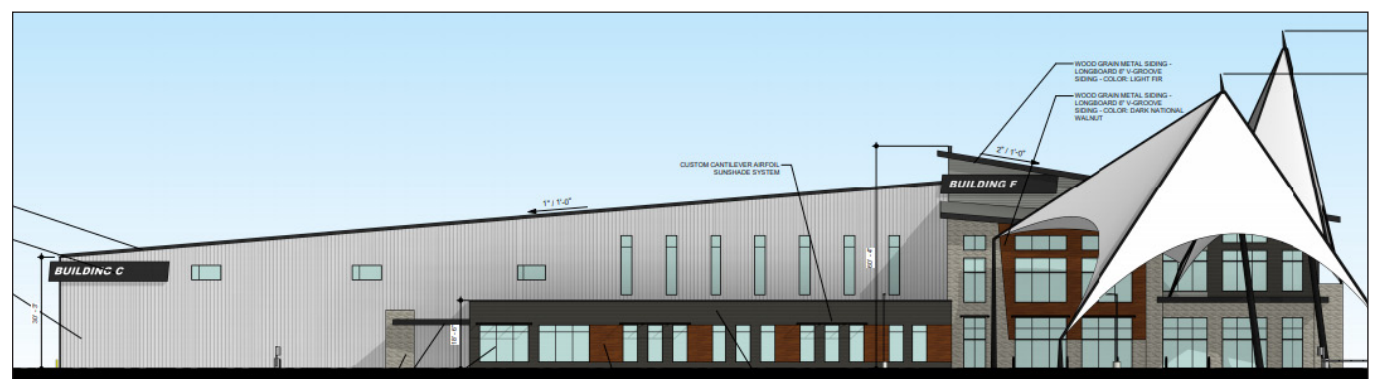
Diagonal Crossing is a new mixed-use development that will be integrated into existing pedestrian and bike networks at the northeastern entryway to Boulder. The project consists of multifamily residential, including 105 on-site affordable units, 250 market-rate units, art space, not-for-profit space, and a restaurant, all organized around an internal greenway. The greenway will not only provide connections into an existing trail network, but will also provide opportunities for many forms of open space while creating a soft transition from the lower density scale of the north end of the site to the fuller buildings of the south side. The project is bounded by Independence Road to the south, 47th Street to the west and the Diagonal Highway to the east.



Discovery Air

Location: Southeast portion of Northern Colorado Regional Airport, between Earheart Drive and Crossroads Blvd., directly south of the future Homestead Hangars project
Developer: BA Group, LLC
Architecture Firm: Hauser Architects
Type: Transportation
Size: 30.14 acres
Construction Start: 2020

Proposed development of an expansion to Northern Colorado Regional Airport on the vacant southeast portion of the airport. The project will consist of six buildings, with three more empty future building pad sites. Structures in the project will include private hangars, office space, a fixed base of operation, and potentially a cafe and restaurant. Discovery Air is adjacent to the future Homestead Hangars development.



DMA Plaza

Location: 300 Remington St.; Fort Collins
Owner: DMA Plaza Inc.
Developer: DMA Plaza Inc.
General Contractor: Brinkman Construction
Architecture Firm: VFLA Architecture + Interiors
Engineering Firm: Professional Engineering Consultants (structural, mechanical & electrical; Interwest (civil); Ripley Design (entitlement)
Cost: \$14.4 million
Type: Multi-Family, Residential
No. of Units: 126
Square Feet: 70,000
Construction Start: January 2019
Completion: December 2020

This project consists of a renovation & refurbishment of an existing 70,000-square-foot, 11-story, 126-unit multifamily building. Exterior work includes removal, redesign and replacement of the east and west building facades, with addition of parapets, and additive cladding on Portions of the north and south facades. A new fire-sprinkler suppression system will be added. The interior work includes removal and replacement of finishes, doors, cabinetry, lighting and plumbing fixtures, HVAC, fire-alarm system, and sprinkler heads. Approximately 30 percent of the first floor will be reconfigured for enhanced use, re-purposing two resident units.



Downtown Superior Main Street Core

Location: Main Street; Superior
Website: www.downtownsuperior.com/
Owner: Morgan Ranch DTS LLC
Developer: Morgan Ranch DTS LLC
Type: Hospitality, Hotel, Mixed-Use, Multi-Family, Office, Residential, Retail
No. of Homes: 446
Square Feet: 73,000 square feet of commercial space.

Plans for Downtown Superior call for a walkable, urban district with entertainment options, retail shops, residences and a public plaza.



Downtown Superior Toll Brothers Residential

Location: Central Park Way; Superior
Website: dtjdesign.com/project/downtown-superior/
Owner: RC Superior LLC
Developer: Toll Brothers Inc.
Architecture Firm: DTJ Design
Engineering Firm: CVL Consultants of Colorado
Type: Residential
No. of Homes: 300 single-family and townhomes
Construction Start: Fall 2019

Home builder Toll Brothers is developing a 300-unit residential community with single-family houses and townhomes.



Dutch Bros Coffee Kensington

Location: 103 Kensington Drive; Fort Collins
Website: www.facebook.com/dutchbrosnoco
Owner: M3, LLC
General Contractor: Dohn Construction Inc.
Architecture Firm: R4 Architects
Engineering Firm: Raker Rhodes; Galloway; APS Inc.
Electrical Contractor: Conduct All Electric
Plumbing Contractor: Neuworks Mechanical
HVAC Contractor: Air Comfort Inc.
Planner: TB Group
Landscape Architect: Interwest Consulting Group
Cost: \$1.03 million
Type: Retail
Square Feet: 823
Construction Start: February 2020
Completion: August 2020

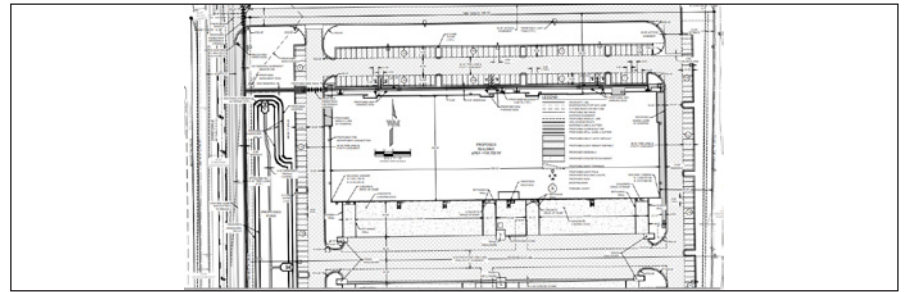
As the fifth Dutch Bros Coffee in Northern Colorado, this location in Fort Collins will be a free-standing building with access from Kensington Drive immediately west of College Avenue. While most locations feature two drive-up windows, the surrounding streets only allow for one drive-up window at this location, with room for employees to leave the building to take orders along with one walk up window for two serving stations total.



East Loveland Industrial

Location: East Loveland Industrial Addition, west of I-25, east of Byrd Drive, north of Crossroads Blvd.; Loveland
Developer: Etkin Johnson
Architecture Firm: Ware Malcomb
Engineering Firm: Ware Malcomb
Type: Industrial, Transportation
Square Feet: 100,722 (Building 1); 95,256 (Building 2); 195,978 (total)
Size: 14 acres

Proposal to construct a Heavy Logistics Center composed of two industrial flex buildings about 100,000 square feet each in the East Loveland Industrial Addition. The buildings are designed to accommodate heavy truck traffic, with numerous planned loading docks and related site facilities.



Elevations Credit Union

Location: 221 E. Mountain Ave.; Fort Collins
Owner: Elevations Credit Union
Developer: Elevations Credit Union
General Contractor: The Neenan Co.
Architecture Firm: The Neenan Co.
Type: Multi-Family, Office, Retail
Square Feet: 78,000

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.



Emerald Workshops

Location: 4350 Colorado Highway 52; Frederick
Website: www.emeraldworkshops.com
Owner: Andrew Ghadimi
Developer: Andrew Ghadimi
General Contractor: Burke Builders, Randcorp
Architecture Firm: Independent Architecture
Landscape Architect: United States
Brokerage: Emerald Management
Type: Industrial, Mixed-Use
No. of Units: 54
Square Feet: 84,000
Construction Start: October 2019
Completion: June 2020

Work on Emerald Workshops, a new mixed-use campus in Frederick, is now underway. Designed by Paul Andersen of Independent Architecture, the development of 56 customizable units over eight buildings seeks to foster a social commercial environment that bridges the gap between an urban main street and spacious rural landscape. Its light-industrial/office zoning allows for flexibility of use, capable of housing a variety of entrepreneurial ventures. The units' 26-foot-high ceilings can accommodate industrial equipment or a mezzanine level. This allows units to adapt to myriad purposes: whether a mechanical workshop, cross-fit gym, makerspace, office or fulfillment center. The campus is ideally located just 20 minutes from Denver, Boulder, and Fort Collins, and in close proximity to Interstate 25, on Colorado Highway 52.



Emerson's Flow Innovation Center/Micro Motion

Location: 6949 and 7060 Winchester Circle; Boulder
Owner: Micro Motion Inc.
Architecture Firm: Fox Architects
Engineering Firm: JVA Inc. (civil & structural), ME Engineers (MEPFP)
Landscape Architect: Studio Terra Inc.
Type: Industrial, Office
Square Feet: 91,547 (Emerson Flow Innovation Center), 85,188 (West Wing expansion)

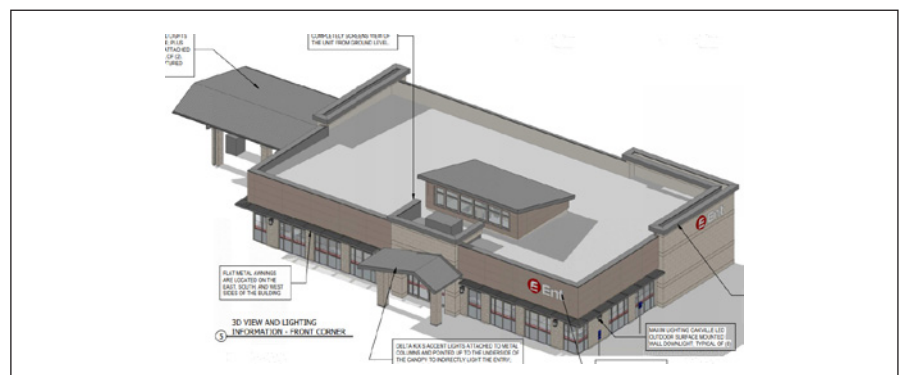
Micro Motion Inc. is proposing to build a new Emerson's Flow Innovation Center office building at 6949 Winchester Circle and expand their existing West Wing Manufacturing Building at 7070 Winchester Circle. Together, this project is the Emerson Flow Innovation Center and West Wing Expansion.



Ent Credit Union — Loveland

Location: Off of Topaz Drive, near Boise Avenue and U.S. 34; Loveland
Website: ent.com
Owner: Ent Credit Union
Architecture Firm: Keys + Lauer Architects
Engineering Firm: Galloway & Company, Inc.
Type: Bank
Square Feet: 5,286
Size: 1.2 acres

Proposed development of a location of Ent Credit Union with a drive-thru. This will be the northernmost branch of the southern-Colorado-based credit union.



Ent Credit Union — Timnath Service Center

Location: 4521 Weitzel St.; Timnath
Website: www.ent.com
Owner: Ent Credit Union
General Contractor: Elder Construction Inc.
Architecture Firm: Keys+Lauer Architects
Engineering Firm: Galloway & Co.
Landscape Architect: Galloway & Co.
Cost: \$2.7 million
Type: Retail
Size: 5,440
Construction Start: April 2020
Completion: October 2020

Construction of a new service center for Ent Credit Union. Building is a 5,440-square-foot single-story building with three-car drive-up teller service.



Erie Business Park & Storage

Location: 1012 Carbon Court; Erie
Owner: GYS Development LLC
Developer: GYS Development LLC
General Contractor: GYS General Contracting
Type: Mixed-Use, Storage
No. of Units: 644 storage units
Square Feet: 101,202 square feet, including 7,800 square feet of commercial space
Construction Start: December 2019
Completion: November 2020

Self-storage facilities builder GYS Development LLC broke ground in December 2019 on a new 644-unit, 101,000-square-foot project in Erie. The facility at 1012 Carbon Court will have three floors. The first floor will include 7,800 square feet of commercial space while the second and third floors will feature climate-controlled storage units.



Estes Park Chalet

Location: 2625 Mary's Lake Road; Estes Park
Owner: Mary's Lake Lodge Hotel Owners Association, Inc.
General Contractor: Dohn Construction Inc.
Architecture Firm: Lodestone Design Group
Engineering Firm: Structural - JVA Consulting Engineers; Civil - Trail Ridge Consulting Engineers; MEP - G2 Consulting Engineers; Geotech - Earth Engineering Consultants
Electrical Contractor: Bret's Electric
Plumbing Contractor: Neuworks Mechanical
HVAC Contractor: Air Comfort Inc.
Landscape Architect: United States
Cost: \$12 million
Type: Hospitality
No. of Rooms: 49
No. of Rooms: 49
Square Feet: Approximately 40,000 square feet and 4,000 square feet of outdoor amenity space
Construction Start: January 2020
Completion: March 2021

After a severe fire destroyed much of the original Mary's Lake Lodge, construction is under way to rebuild the iconic Estes Park hotel. Inspired by the original lodge and other historical elements, the new building will feature a central grand staircase and a classic peaked roof. In addition to hotel rooms, the lodge will feature an in-house brewery and restaurant, a pool and spa, outdoor fire features, and a world-class banquet hall and wedding venue. The lodge will also include an outdoor venue that can hold up to 200 guests, with retractable awnings to keep the party going no matter the weather.



First National Bank

Location: 152 W. 64th St.; Loveland
Architecture Firm: Vaught Frye Larson Architects
Engineering Firm: Lamp Rynearson & Associates
Landscape Architect: Ripley Design, Inc.
Cost: fnbo.com
Type: Bank
Square Feet: 3,800
Size: 0.75 acres

A branch of First National Bank within Peakview Commercial Park in north Loveland featuring drive-thru tellers and an ATM.



FirsTier Bank

Location: 8771 Destination Way; Broomfield
Owner: FirsTier Bank
Developer: FirsTier Bank
General Contractor: Denco Construction LLC
Architecture Firm: Transform Design
Engineering Firm: Astra Structural
Electrical Contractor: Twin Eagle Electrical
Plumbing Contractor: BK Plumbing
HVAC Contractor: TBD
Planner: Norris
Landscape Architect: Norris
Type: Education
Square Feet: 11,600
Construction Start: January 2020
Completion: July 2020

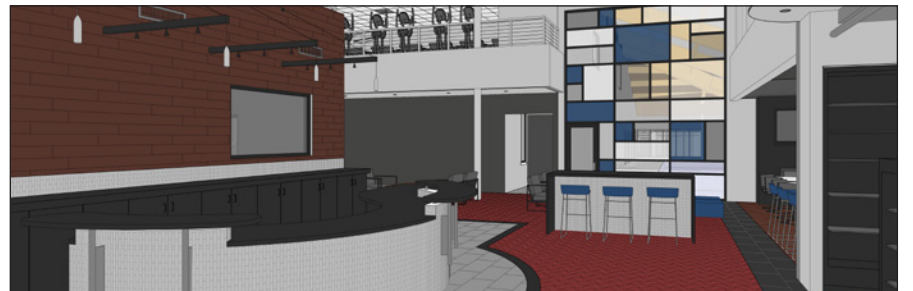
FirsTier Bank's flagship banking facility including drive-up teller, ATMs, lobby and mortgage offices in Arista Development/Broomfield, near 120th Avenue & Wadsworth Boulevard (U.S. Highway 287). Located near the new Comfort Suites hotel and Starbucks.



Fort Collins Club Renovation

Location: 1307 E. Prospect Road; Fort Collins
Owner: Genesis Health Club
General Contractor: Hillside Construction
Architecture Firm: VFLA Architecture + Interiors
Engineering Firm: Larsen Structural Design, a structural engineer, 2020 Engineering - mechanical engineer, Adonai Professional Services Inc - electrical engineer
Type: Retail
Construction Start: August 2019

This project consists of an interior renovation to an existing fitness facility. The building will be brought up to the Genesis Health Club standards and feature upgraded finishes and an improved overall layout. The building will remain functional throughout the entire renovation.



Fort Collins Montessori School PreK-6

Location: 1109 W. Harmony Road; Fort Collins
Website: <https://focomontessori.org/>
Owner: Fort Collins Montessori School
General Contractor: Elder Construction Inc.
Architecture Firm: Hauser Architects
Engineering Firm: Weeks & Associates
Planner: Fronterra
Landscape Architect: Fronterra
Cost: \$4.3 million
Type: Education
Square Feet: 15,000
Construction Start: December 2019
Completion: Fall 2020

The new campus will combine Fort Collins Montessori School's two existing locations into one and offer space for an addition 60 students. Opening fall 2020, the first phase includes one building just under 15,000 square feet with two playgrounds to support Pre-K through 6th grades. The design provides open classroom settings with a connection to the outdoors and plenty of natural day lighting. The corridor space allows for circulation and provides areas for additional learning. The school exterior fabric varies in pattern and color, along with the form and scale which are intended to blend in with the design and context of the adjacent neighborhood and community.



Fourth & Garfield Mixed-Use

Location: 400 N. Garfield Ave.; Loveland
Owner: 4th & Garfield LLC
Developer: 4th & Garfield LLC
Architecture Firm: Infusion Architects
Engineering Firm: United Civil Design Group LLC
Landscape Architect: Natural Design Solutions
Type: Hospitality, Mixed-Use, Office, Retail
Square Feet: 19,041

Construction of a new three-story commercial building to include restaurant, office and retail tenants, located on the northeast corner of Fourth and Garfield streets.



Galt Plaza

Location: Galt Way and Liberty Way; Lafayette
Owner: Snowgoose Cos. LLC
Architecture Firm: RHAP LLC
Engineering Firm: Drexel, Barrell and Co.
Landscape Architect: Nature's Design Associates LLC
Type: Mixed-Use, Multi-Family, Office, Residential
No. of Homes: 27
Square Feet: Approximately 30,000 square feet of commercial space

The project will be developed with a potential of 27 dwelling units and three commercial or mixed use buildings.



Garcia House

Location: 1008 Patton St.; Fort Collins
Website: www.rocheconstructors.com/, www.summitstonehealth.org
Owner: SummitStone Health Partners
General Contractor: Roche Constructors Inc.
Architecture Firm: alm2s
Engineering Firm: (Civil) Colorado Civil Group Inc.; (Structural) Weeks & Associates; (Mechanical/Electrical) G2 Consulting Engineers Inc.
Landscape Architect: Russel + Mills Studios
Cost: \$4.9 million
Type: Health Care
No. of Rooms: 8
No. of Rooms: 8
No. of Beds: 16
Square Feet: 20,792
Size: 0.63 Acres
Construction Start: February 2020
Completion: October 2020

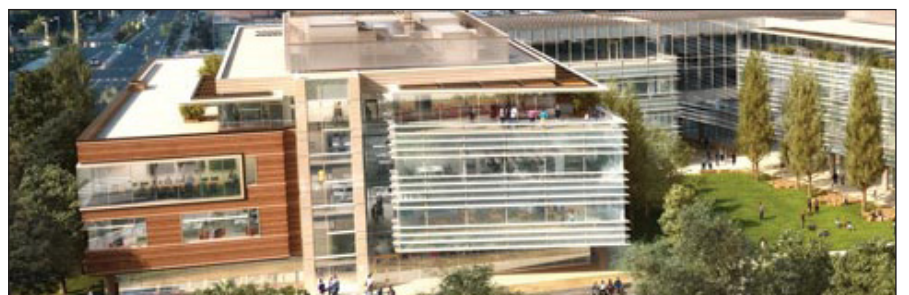
SummitStone Health Partner' Garcia House will be a two-story building with a partially finished basement. The 20,792-square-foot facility will be used for long-term (up to 90 days) adult substance-abuse recovery. Constructed on a load-bearing spread footing foundation system with a steel frame/composite slab and wood frame building system, the building will house eight sleeping rooms that will accommodate two clients each. The sleeping rooms will have their own bathroom and shower. The building will also house group rooms, nursing offices, exercise room, break room, laundry room, therapist offices, and a kitchen for the clients to cook their own meals. Roche will be developing the 0.65-acre site including overlot grading, utilities, parking lot paving, site lighting, landscaping, off-site infrastructure, site retaining wall, stormwater system, and a courtyard.



Google Boulder

Location: 30th and Pearl streets; Boulder
Owner: Google Inc.
Developer: Google Inc.
General Contractor: Saunders Construction Inc.
Architecture Firm: Tryba Architects
Type: Office
Square Feet: 100,000
Construction Start: Mid 2018
Completion: Early 2020

Google Boulder is building Phase II of its new campus, providing enough room for the company to grow to 1,500 employees at the location.



Grace Gardens at Derby Hill

Location: 150 Primrose Drive; Loveland
Owner: Loveland Housing Authority
Developer: Loveland Housing Authority, Brinkman
General Contractor: Pinkard Construction Co.
Planner: BHA
Engineering Firm: Galloway
Cost: \$7 million
No. of Units: 76
Size: 13.4 acres
Construction Start: Spring 2020

The project is a 13.4-acre site that will create affordable housing units from 3 different providers. The project will provide both for-sale and for-rent units targeting 30 percent AMI up to 120 percent AMI. Habitat for Humanity will build single-family homes for homeowners targeting 35 percent to 69 percent AMI, Aspen Homes will build for-sale townhomes at 70-120% AMI, and The Loveland Housing Authority will build affordable housing units for rent at 30 percent to 60 percent AMI.



Greeley City Center West

Location: 71st Avenue and 10th Street; Greeley
Owner: SCDC Greeley City Center West
Developer: Saunders Construction
General Contractor: Shaw Construction
Cost: \$36 million
Type: Education
No. of Units: 264
Square Feet: 264,364
Construction Start: June 2019
Completion: July 2021

Designed to meet U.S. Department of Housing and Urban Development criteria, this 264,364-square-foot multifamily complex will have 264 units once complete. The garden style wood frame walk-up units will offer garage parking and other amenities such as a 3,500-square-foot clubhouse.



Greeley Ten West

Lat / Lng: 40.422161, -104.788932 (approximate)
Owner: Saunders Commercial Development Company, LLC
Developer: Saunders Commercial Development Company, LLC
General Contractor: Shaw Construction
Architecture Firm: EVstudio
Engineering Firm: EVstudio
Landscape Architect: Northern Engineering
Brokerage: JLL Capital Markets
Cost: \$53 million
Type: Multi-Family
No. of Units: 264
Construction Start: December 2019
Completion: Early 2021 (Estimated)

A 13-building, 264-unit apartment complex in West Greeley slated to open for move-ins in early 2021.



Greeley Wellage Senior Living

Location: 4417 Centerplace Drive; Greeley
General Contractor: Shaw Construction
Architecture Firm: OZ Architecture
Cost: \$13.7 million
Type: Health Care
No. of Units: 24
Square Feet: 73,422
Construction Start: November 2018
Completion: April 2020

Wellage Greeley is a 73,422-square-foot senior-living facility in Greeley. The complex will provide a memory-care wing, consisting of 24 units, a common living room space with a full residential kitchen and an inpatient nurses suite. The assisted-living wing provides 48 units with a mix of one bedroom and studio spaces. The independent-living wing provides 20 units, also with a mix of one bedroom and studio spaces. AL and IL residents will have access to public living rooms, sun rooms, a full-service dining room, a chapel, a salon, a fitness facility and a multipurpose room.



Greenridge Flex

Location: 7292 Greenridge Road; Windsor
Website: www.greenridgeflex.com
Owner: Windsor Development LLC
Developer: Schuman Cos. Inc
General Contractor: Dohn Construction Inc.
Architecture Firm: Infusion
Brokerage: Schuman Cos. Inc.
Type: Industrial
No. of Units: 1-12
Square Feet: 30,000
Completion: May 15, 2020

New 30,000 square feet of flex space available for sale/lease. Units can be demised down to 1,500 square feet for office or warehouse use. Multiple floor-plan options available. Core/ shell sale price \$190 to \$210 per square foot. Lease rates \$14 to \$16 NNN.



Guardian Storage Fort Collins

Location: NE corner of South College Avenue and Fossil Creek Parkway; Fort Collins
Website: https://www.guardianstorage.com/
Owner: Guardian Storage
Developer: Guardian Storage
Engineering Firm: JR Engineering
Type: Self-Storage

A three-story, 119,400-square-foot self-storage building proposed at the northeast corner of South College Avenue and Fossil Creek Parkway in Fort Collins. Project was submitted for review to city planners on 12/16/2019.



Harmony Commons Office

Website: www.harmonycommons.com; Fort Collins
Owner: 1409 LLC
Developer: Schuman Cos. Inc.
General Contractor: Dohn Construction Inc.
Architecture Firm: R4 Architects
Engineering Firm: Larsen Structural Design , - structural engineer, 2020 Engineering , - mechanical engineer, Adonai Professional Services Inc - electrical engineer
Electrical Contractor: Hanna Electric
Plumbing Contractor: Aggie Plumbing
HVAC Contractor: Air Comfort
Planner: TB Group
Landscape Architect: TB Group
Brokerage: Cushman & Wakefield
Cost: \$9 million
Type: Office
Square Feet: 26,000
Completion: August 2020

Located off East Harmony Road just west of Lady Moon Drive in Fort Collins, this project will be a new, two-story core & shell office building. The 26,000-square-foot Class A office project is will be available for lease at \$24 to \$27 NNN.



Harmony Villas

Location: Harmony Club; Timnath
Website: www.theharmonyvillas.com
Owner: Harmony Villas LLC
Developer: Schuman Cos. Inc
General Contractor: Revelation Homes
Architecture Firm: Springhaus Architecture
Landscape Architect: United States
Cost: \$649,000 to \$785,000
Type: Residential
No. of Units: 24
Completion: May 2020

An enclave of 24 paired Villas located in the Harmony Club golf community.



Hensel Phelps Plains District Headquarters

Location: Colorado Highway 7 and Sheridan Parkway; Broomfield
Owner: Hensel Phelps
Developer: Hensel Phelps
Architecture Firm: Fentress Architects
Type: Office
Square Feet: 90,000

Greeley-based general contractor Hensel Phelps Construction Co. is planning a new 90,000-square-foot office building at McWhinney Real Estate Services Inc.'s new Baseline development in Broomfield. The new offices, planned for a 5-acre parcel at the intersection of Colorado Highway 7 and Sheridan Parkway, will be home to the construction giant's Plains District operations.



Holiday Inn Express

Location: 3365 Diagonal Highway; Boulder
Owner: Lamont Cos.
Developer: Boulder Lodging Group LLC
Architecture Firm: Base 4
Engineering Firm: Scott, Cox & Associates Inc.
Type: Hospitality
No. of Rooms: 149
No. of Rooms: 149
Square Feet: 87,704

Three-story, 149-room hotel with a one-story underground parking garage. The project is located on the Diagonal Highway at the entrance to Boulder.



Homestead Hangars

Location: West of Lear Drive, south of Stearman Street, east of Aviator Avenue, north of the future Discovery Air site within the Northern Colorado Regional Airport; Loveland
Website: <https://www.bagroup.aero/projects/homestead-hangars/>
Developer: Business Aviation Group
Architecture Firm: Hauser Architects
Type: Transportation
Square Feet: 77,600
Size: 3.62 acres
Construction Start: March 2020
Completion: Q4 2020

This project consists of 23 private hangars across five buildings, as well as private office space. The individual hangars will range in size from 2,600 square feet to 5,100 square feet. The development is adjacent to the future Discovery Air site.



Ikea

Location: Interstate 25 and Colorado Highway 7; Broomfield
Developer: Ikea
Type: Retail
Square Feet: 400,000
Construction Start: TBD
Completion: TBD

Ikea in 2017 announced plans for a new store in Broomfield, encompassing 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. The store was to have opened in 2019, but Ikea has delayed the project, with the potential that it will be downsized.



Indian Peaks Marketplace

Location: 95th Street and Baseline Road, 95th Street and Paschal Drive; Boulder
Website: www.indianpeaksmarketplace.com
Developer: The W.W. Reynolds Cos., Boulder Creek Neighborhoods
Architecture Firm: Urban West Studio
Engineering Firm: Civil Resources
Planner: PCS Group Inc.
Type: Mixed-Use
No. of Units: 64
Square Feet: 57,300 commercial total, including 16,800 (north parcel), 40,500 (south parcel)
Construction Start: TBD
Completion: TBD

This project consists of two separate parcels of land located in the Indian Peaks Subdivision. The "North Parcel," is located at the southwest corner of Baseline Road and 95th Street. The "South Parcel" is located at the northwest corner of Paschal Drive and 95th Street. Both parcels will provide commercial and residential uses.



Johnstown Community YMCA

Location: Parish Avenue, between Molinar Street and Settler Way; Johnstown
Owner: Town of Johnstown
Developer: Town of Johnstown
General Contractor: Adolfsen & Peterson Construction
Architecture Firm: Perkins+Will
Planner: Town of Johnstown
Cost: \$29 million
Type: Health Care
Square Feet: 69,000
Construction Start: November 2018
Completion: April 2020

Coming in 2020, the Johnstown Community YMCA will be a 55,000- to 65,000-square-foot fitness center, community center and recreation center — a hub of activity and connection for all ages in the Johnstown area. Over the past two years, the town of Johnstown and the YMCA of Northern Colorado have worked with the architects, Denver's Perkins+Will, to plan and design the facility, which will be located across from Town Hall. The Johnstown Community YMCA will offer life-changing fitness and wellness programs, touchdown dance-inspiring sports programs and giggle-inducing camps and youth programs as well as a new preschool and early childhood education offerings, swimming pools and aquatics programs. And of course, endless amounts of fun.



L'Avenir at Library Park Townhomes

Location: 221 E. Oak St.; Fort Collins
Owner: Robert & Laurie Davis
Developer: L'Avenir LLC
General Contractor: Philgreen Construction
Architecture Firm: Davis Davis Architects
Engineering Firm: Martin Martin Structural Engineers
Electrical Contractor: Hanna Electric
Plumbing Contractor: IPS
HVAC Contractor: Perfect Temp
Brokerage: Catherine Rogers/ Kentwood
Cost: \$4.2 million
Type: Multi-Family, Residential
No. of Units: 4
Square Feet: 10,000
Construction Start: May 2019
Completion: June 2020

The project is a three-story residential project designed to be a net-zero-energy building registered with the Living Building Challenge. The project consists of four 2,500-square-foot townhome/condominiums for a total of 10,000 square feet. The first floor of the three-story townhome is a flex space, which is meant to allow the owners to choose to use it as a garage, or to use it as occupied space as a home business. This flex space is completely conditioned with radiant heating in the floor and has an oversized sliding glass door instead of a typical inefficient roll up garage door. An electric vehicle (and charging station) will be located in the rear-drive as a shared amenity, and each unit will have one parking spot reserved in the Old Town Garage which is one-half block away. Completely powering the building (there is no gas line to the site) is a 29 kW photovoltaic array on the roof. Each unit has designated panels and will be separately metered. Also of importance to the energy budget are 8 geothermal wells that act as an energy exchange in winter and summer.



Lakes at Centerra Multi-Family

Location: 3450 Booth Falls Dr., on the southeast corner of Boyd Lake Avenue and Kendall Parkway; Loveland
Website: lakesatcenterra.com
Developer: Landmark Homes
Architecture Firm: Clint E. Evans AIA
Engineering Firm: CWC Consulting Group
Landscape Architect: TB Group
Type: Multi-Family, Residential
No. of Units: 160
Square Feet: 174,315 (total); 8,202 (8-unit buildings); 6,925 (6-unit buildings); 5,750 (5-unit buildings); 4,635 (4-unit buildings)
Size: 13.5 acres

Proposal to build a 27-building, 160-unit multi-family housing development within the Lakes at Centerra. It would contain two-and-three-bedroom condominiums.



Legends at Church Ranch

Location: Southeast corner of Church Ranch Boulevard and Wadsworth Boulevard; Westminster
Owner: Dominion Management Services LLC
Type: Multi-Family, Residential
No. of Units: 205

Minnesota-based developer and property management firm Dominion Management Services LLC plans to build a 205-unit affordable housing community for seniors on a 6-acre parcel at the southeast corner of Church Ranch Boulevard and Wadsworth Boulevard.



Liberty Development office building

Location: Ronald Reagan Boulevard & Thompson Parkway; Johnstown
Owner: Liberty Development LLC
Developer: Liberty Development LLC
General Contractor: Beacon Construction LLC
Architecture Firm: Infusion Architects LLC
Engineering Firm: Interwest Consulting Group
Planner: TB Group
Brokerage: Cushman & Wakefield
Cost: \$1.8 million
Type: Office
Square Feet: 25,000
Construction Start: March 2020
Completion: August 2020

The Liberty Development office is a new, two-story, precast concrete, core & shell spec office building. It is located within a 10-lot site development constructed by Beacon Construction in Johnstown.



Lofts at Timberline

Location: 2021, 2027 and 2033 Timberline Rd.; Fort Collins
Owner: Omina Cum Deo, LLC
Planner: TB Group
Landscape Architect: TB Group
Type: Industrial, Office
No. of Rooms: Between 54 to 117 offices and workspaces, depending on demand.
Square Feet: 39,900
Size: Two floors
Construction Start: This project is currently in review with the city of Fort Collins.



Longview Office and Flex Center

Location: Northwest corner of 65th Street and Harrison Avenue; Loveland
Developer: ECI Development Group LLC
Architecture Firm: Infusion Architects
Landscape Architect: Centennial Design, LLC
Type: Industrial, Mixed-Use, Office
Square Feet: 180,000 (total); 60,000 (each)
Size: 6.3 acres

A development of three 60,000-square-foot buildings for industrial flex and office space.



Louisville Corporate Campus at CTC Building B

Location: North of Dillon Road; Louisville
Owner: Etkin Johnson Real Estate Partners
Developer: Etkin Johnson Real Estate Partners
General Contractor: Golden Triangle Construction Inc.
Architecture Firm: Intergroup Architects
Cost: \$10 million
Type: Office
Square Feet: 146,323
Construction Start: March 2020
Completion: January 2021

A new, one-story, 146,300 sf core and shell with site-cast concrete tilt-up wall panels and steel-frame structure. It is the third building on a three-lot, 33-acre campus. Golden Triangle Construction previously constructed Buildings A and C, along with a new stop light to accommodate the additional traffic in the tech center.



Loveland Foothills Credit Union

Location: 3725 Mountain Lion Dr.; Loveland
Owner: Foothills Credit Union
General Contractor: Financial Construction Services
Architecture Firm: Punch Architecture
Engineering Firm: Apex Engineering
Electrical Contractor: ST+B
Plumbing Contractor: ST+B
HVAC Contractor: ST+B
Landscape Architect: Elevated By Design
Type: Bank/Credit Union
Square Feet: 9,437
Size: 2.37 acres

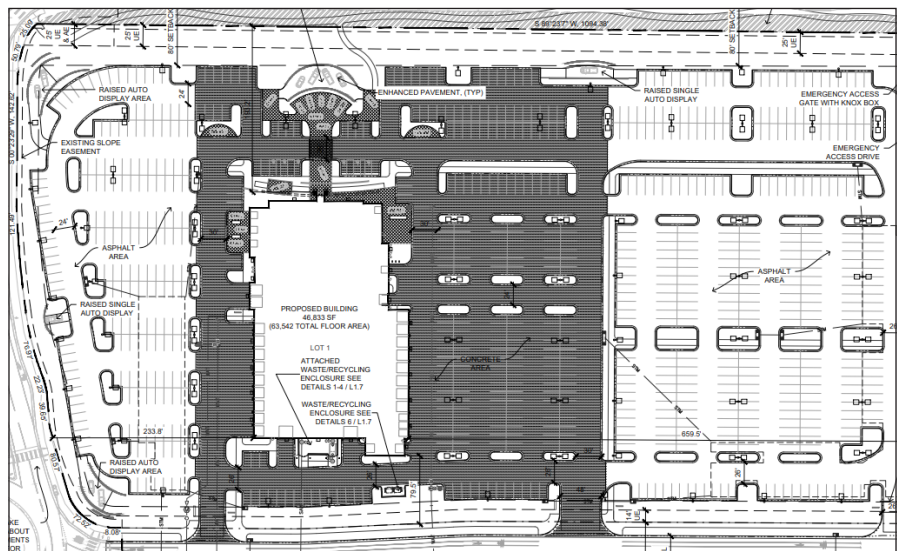
Proposed construction of a new branch of Foothills Credit Union that would consist of the credit union on the first floor, office and meeting space on the second floor, and three drive-through lanes.



Loveland Ford

Location: Southeast corner of U.S. 34 and N. Boyd Lake Avenue; Loveland
Owner: Loveland Ford
Architecture Firm: Robert Shreve Architects & Planners
Planner: The FronTerra Group
Type: Retail
Square Feet: 46,833
Size: 31.82

Planned move for Loveland Ford from its longtime location at 999 E. Eisenhower Blvd. The new dealership will include two showrooms, 50 service bays, and space for about 900 cars.



Loveland Ford

Location: 1390 North Boyd Lake Ave.; Loveland
Website: www.loveford.com
General Contractor: TCC Corp.
Architecture Firm: Robert Shreve Architect
Engineering Firm: Integrated Mechanical
Electrical Contractor: Broken Bow Electric
Plumbing Contractor: Maddison Mechanical
HVAC Contractor: Maddison Mechanical

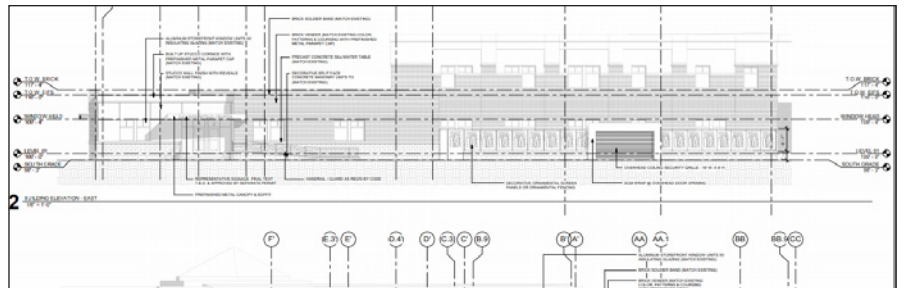
Landscape Architect: TFG Design
Cost: \$12 million
Type: Retail
Square Feet: 70,000
Size: 17 Acres
Construction Start: February 2020
Completion: November 2020

New Ford dealership.

Loveland Police & Courts Expansion

Location: 810 E. 10th St.; Loveland
Owner: Larimer County
General Contractor: Haselden Construction
Architecture Firm: The Architects' Studio
Engineering Firm: AVI
Cost: \$5.3 million
Type: Government
Square Feet: 9,545
Size: 9 acres
Construction Start: August 2019

A nearly 10,000-square-foot expansion to the Loveland Police and Courts building that would house between 40 and 50 employees. It will also feature a secured parking area for judges and District Attorney's office employees. In the newsCity officials tour Loveland Police and Courts Building Expansion



Macy's redevelopment

Location: 1900 29th St.; Boulder
Owner: Macy's California Inc.
Developer: Corum Real Estate Group
Architecture Firm: Shears Adkins Rockmore
Engineering Firm: JVA Inc. (structural), ABLE Consulting Group LLC (mechanical), Kimley Horn (civil), Advanced Consulting Engineers Inc. (code consultant)
Electrical Contractor: MV Consulting Inc.
Plumbing Contractor: MEC Inc.
Landscape Architect: Studio Terra
Type: Office, Retail
Square Feet: 162,866, including 155,136 of office and 7,730 of retail

The existing Macy's store is proposed to be adaptively modified from a two-story retail building to a three-story building including predominantly office space. The plan calls for the exterior of the building to be modified to allow for more sunlight inside, a reduction in the number of entry points, and the replacement of the building's existing mechanical systems with higher efficiency systems.



Mead Flex 66

Owner: Mead 66 Flex LLC; Mead
Developer: Schuman Cos. Inc.
General Contractor: Evergreen Industrial
Architecture Firm: Infusion
Engineering Firm: Coffey
Electrical Contractor: Electricon
Plumbing Contractor: Integrated Mechanical
HVAC Contractor: Integrated Mechanical
Landscape Architect: United States
Brokerage: Cushman & Wakefield
Type: Industrial
Square Feet: 26,000
Completion: May 2020

New 23,000-square-foot flex building located off Colorado Highway 66 with access off Interstate 25.



Meridian Village @ CSU

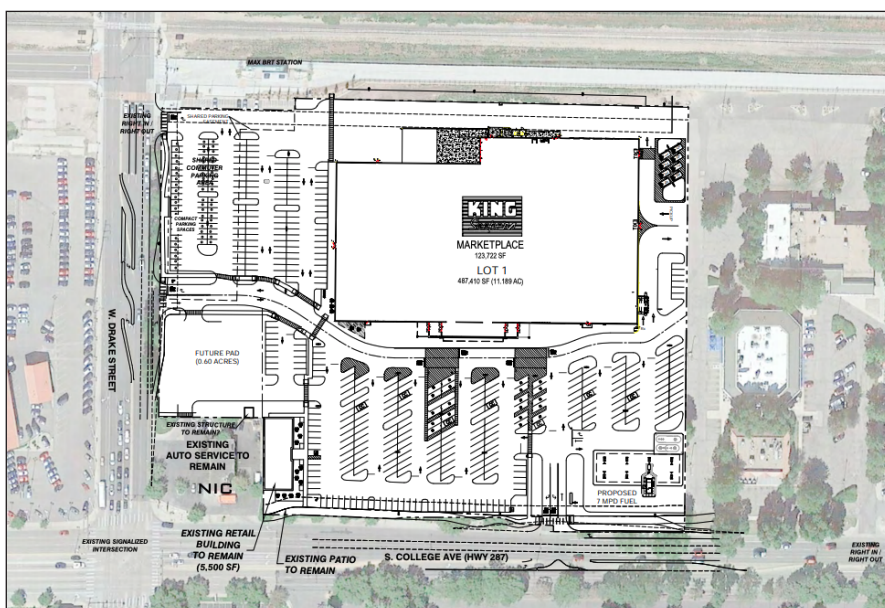
Location: Colorado State University campus; Fort Collins
Website: <https://source.colostate.edu/make-way-for-meridian-village-on-former-aylesworth-hall-site/>
Owner: Colorado State University
Developer: Colorado State University
General Contractor: Saunders Construction
Architecture Firm: 4240 Architecture
Cost: \$130 million, Phase I
Type: Education, Government, Residential
No. of Units: Room for 1,100 students in Phase I, up to 1,600 students upon completion of Phase II
Completion: Fall 2022 (Phase I), 2025 (Phase II)



Midtown Fort Collins King Soopers

Location: South College Avenue and West Drake Road; Fort Collins
Website: www.kingsoopers.com
Owner: King Soopers/Kroger Co.
Developer: King Soopers/Kroger Co.
Engineering Firm: Galloway & Co., Denver
Type: Commercial
Square Feet: 123,722

A proposed redevelopment of the Midtown Fort Collins K-Mart.



Midtown Hotel

Location: 105 W. Prospect Road; Fort Collins
Owner: Imago Enterprises Inc.
Developer: Saunders Commercial Development, Stonebridge Cos., MacMillan Development LLC
General Contractor: Saunders Construction
Architecture Firm: 4340 Architecture Inc.
Engineering Firm: S.A. Miro (structural); ME Engineers (mechanical & electrical); Sanderson Stewart (civil)
Landscape Architect: Russell + Mills
No. of Rooms: 149
Square Feet: 87,481
Construction Start: Spring 2020

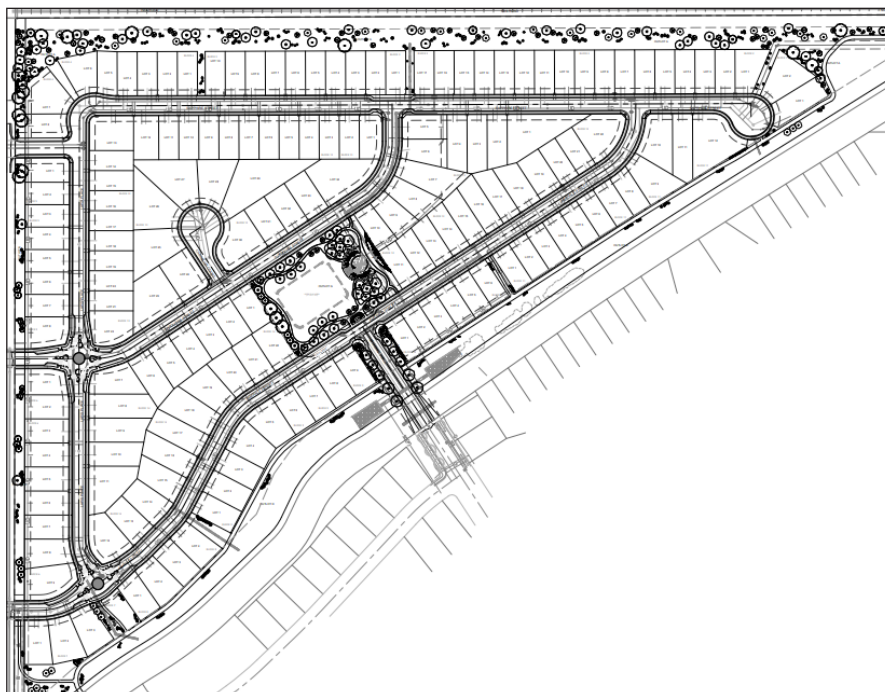
The Midtown Hotel will be located along West Prospect Road and South College Avenue in midtown Fort Collins and likely will operate under a Marriott flag. Currently the site has a commercial building and parking lot. The site plan proposes a new 149-unit hotel development that will consist of a six-story hotel with patio space.



Millennium Southwest 18th Subdivision

Location: Southwest corner of Sculptor Drive and Great Western Railroad; Loveland
Developer: McWhinney
Engineering Firm: CWC Contractors
Landscape Architect: Em Dub Design, LLC
Type: Residential
No. of Homes: 168
Size: 29.17 acres

An expansion of the Millennium subdivision that would add 168 single-family homes in the southwest corner of Sculptor Drive and Great Western Railroad.



Mirasol 3

Location: 510 S. St. Louis Ave.; Loveland
Owner: Loveland Housing Authority
Developer: Loveland Housing Authority
General Contractor: Pinkard Construction Co.
Architecture Firm: alm2s
Engineering Firm: Galloway, Russell + Mills Studios, Raker Rhoads, BG Buildingworks, Ambient Energy
Planner: alm2s, Russell + Mills Studios
Cost: \$13 million
Type: Multi-Family
No. of Units: 60
Square Feet: 66,000
Construction Start: April 2019
Completion: April 2020

The Phase 3 expansion of the Mirasol Senior Living Community provides an additional 60 units of independent senior housing in a new 66,000-square-foot building. The building has a mix of 20 1- and 40 2-bedroom/1-bath units, all with private kitchens. The design includes a large common lobby with covered veranda on the main floor, and exterior open and screened decks on the second and third floors. The new building complements the "Tuscan" architecture of the existing development, using similar low-sloped roofs in a stepped two- and three-story design to reduce the mass of the building. The building is oriented with its primary facades fronting South St. Louis Avenue and Fourth Street SE to locate the building away from the adjacent single-family neighborhoods, while reinforcing the city of Love-



land' planning goal of encouraging redevelopment of the area in a denser, more urban pattern. The project was designed under the 2015 Enterprise Green Communities criteria and incorporated many green design elements such as rooftop

photovoltaic panels. Professional services included site master planning, programming, zoning and amended site plan approvals through the City of Loveland, as well as full architectural and engineering design services.

Mountain Pacific Retail Building #1

Location: 103 E. 71st St., at the southeast corner of U.S. 287 and L.C.R. 30; Loveland
Owner: Mountain Pacific Properties
General Contractor: McCauley Constructors
Architecture Firm: Hauser Architects
Engineering Firm: Land One Engineering
Type: Hospitality, Mixed-Use, Retail
Square Feet: 8,882 (total); 6,782 (retail); 2,100 (drive-thru coffee)
Size: 1.49 acres

A nearly 9,000-square-foot mixed-use building that will house retail space and a drive-thru coffee shop.



Mountain View Fire & Rescue Maintenance and Office

Location: 5322 Weld County Road 7; Erie
Owner: Mountain View Fire Rescue District
General Contractor: Elder Construction Inc.
Architecture Firm: Architecture West
Engineering Firm: Rocky Ridge
Electrical Contractor: G2 Consulting Engineers
Plumbing Contractor: G2 Consulting Engineers
HVAC Contractor: G2 Consulting Engineers
Cost: \$4.5 million
Type: Government
Square Feet: 23,100
Size: 4 acres
Construction Start: June 2019
Completion: May 2020

The new building will provide space for MVFR' staff to perform maintenance on their larger fire engines and ladder trucks indoors, out of Colorado' unpredictable elements. Mountain View Fire serves Erie, Mead, Dacono, and unincorporated Boulder and Weld counties. They also provide maintenance and warranty repair services to neighboring fire agencies, for which demand is growing as these communities expand.



Nawatny Ridge

Location: U.S. Highway 36 near Northwest Parkway; Louisville
Owner: Brue Baukol Capital Partners
Developer: Brue Baukol Capital Partners
Type: Mixed-Use, Office, Residential
No. of Units: 1,500 senior living units to be developed by Erickson Living
Square Feet: 3.4 million square feet of commercial space

Developers are planning mixed-use development on the roughly 430-acre Phillips 66 property along U.S. Highway 36 near Northwest Parkway in Louisville. Plans call for a 500,000-square-foot corporate headquarters campus, a senior living community, hotels and several million square feet of commercial and office space.



Northern Colorado Law Enforcement Training Center

Location: 5300 N. Boyd Lake Road; Loveland
Owner: City of Loveland, in conjunction with the City of Fort Collins
General Contractor: Bryan Construction
Architecture Firm: SEH
Engineering Firm: SEH
Cost: \$16,000,000.00
Type: Government
Square Feet: 27,577
Construction Start: October 2019
Completion: September 2020

The Northern Colorado Law Enforcement Training Center is moving dirt and underway. The 43-acre state-of-the-art training facility is a joint project between the Loveland and Fort Collins Police Departments and will include LEED Silver administration and multiple classrooms, a shooting range, a skills driving pad, and a training track. It is located on the west side of the Northern Colorado Regional Airport.



Northfield

Location: 0.3 miles northwest of Lemay Avenue and Vine Drive; Fort Collins
Website: https://mylandmarkhomes.net/
Developer: Landmark Homes
General Contractor: Landmark Construction Solutions
Architecture Firm: NSPJ
Engineering Firm: Highland Development Services
Planner: TB Group
Landscape Architect: TB Group
Type: Residential
No. of Units: 461
Construction Start: May 2020
Completion: May 2025

Landmark Homes is developing 55.3 acres in one of the last large pieces of land within walking distance to Old Town Fort Collins. A total of 461 attached units will be built, consisting of 155 for-sale townhomes, 220 for-sale condos, and 86 (est) affordable for-rent apartments. The project will be energy-efficient, with every unit achieving a LEED Gold certification. This includes the use of solar panels, air-ventilation systems, and green building techniques/materials. For-sale unit pricing will range from \$300,000 to \$440,000.



Olde Westminster Pub

Location: West 73rd Avenue; Westminster
Website: www.pgarnold.com
Owner: City of Westminster
General Contractor: PG Arnold Construction
Architecture Firm: EG Studio For Architecture
Engineering Firm: ProofCivil Engineers

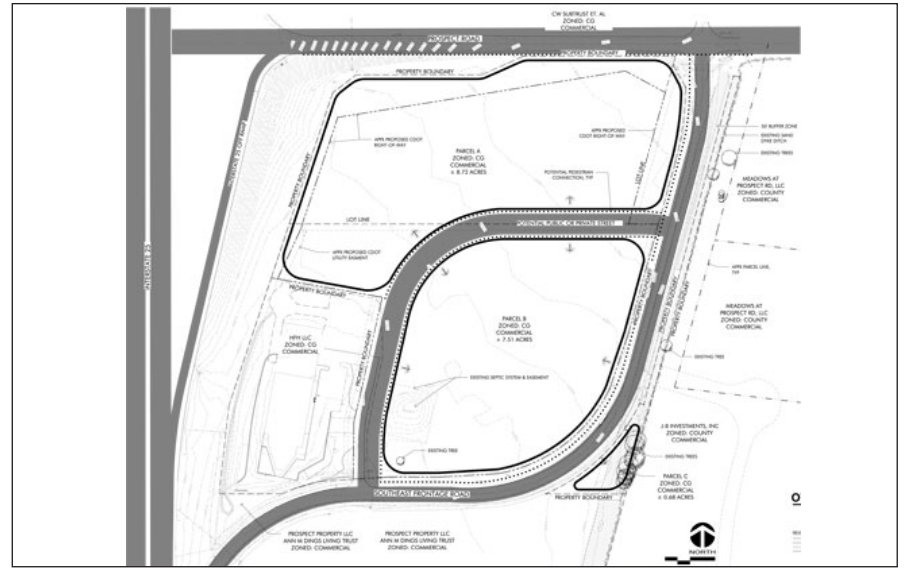
Cost: \$268,000
Type: Hospitality
Square Feet: 4,593
Construction Start: February 2020
Completion: October 2020

The historic building at 3915 W. 73rd Ave. will be converted into a restaurant and pub, allowing the Westminster Community to have a new, updated gathering space while holding onto the historic charm.

Paradigm

Location: Southeast corner, Interstate 25 and Prospect Road; Fort Collins
Owner: Paradigm Properties LLC
Planner: BHA Design LLC
Type: Retail
Size: 24 acres

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.



Park 40

Location: Northwest corner of I-25 and Northwest Parkway; Broomfield
Owner: McWhinney Real Estate Services Inc.
Developer: McWhinney Real Estate Services Inc.
General Contractor: CSI Construction
Architecture Firm: Crane Architecture Inc.
Planner: TRIO (Interior design)
Landscape Architect: Studio-Insight
Cost: \$22.72 million (estimated based on SEC documents)
Type: Multi-Family
No. of Units: 313
No. of Beds: 433
Construction Start: Spring 2020
Completion: Spring 2021

A planned apartment complex in the Baseline planned neighborhood in Broomfield.



Pathways Hospice

Location: 305 Carpenter Road; Fort Collins
Website: https://pathways-care.org/
Owner: Pathways Care
Cost: \$8 million
Type: Health Care
No. of Beds: 12, can expand to 18
Construction Start: H2 2020



Pearl21 Townhomes

Location: 2116-2126 Pearl St.; Boulder
Website: www.pearl21boulder.com
Owner: Element Properties
Developer: Element Properties
General Contractor: Deneuve Construction
Architecture Firm: Surround Architecture
Engineering Firm: The Sanitas Group
Electrical Contractor: AE Design
Plumbing Contractor: Thompson Engineering (Mechanical and Plumbing)
Brokerage: John McElveen, Re/Max of Boulder
Cost: \$20 million
Type: Residential
No. of Units: 17
Construction Start: November 2018
Completion: June 30, 2020

Pearl21 includes 17 luxury townhomes and individual garages, with every residence featuring a private backyard patio and rooftop deck with stunning views of the Flatirons and open floor plans designed to maximize space and celebrate natural light. The Scandinavian-inspired interior palette provides a bright, clean backdrop for a modern lifestyle. Located on historic Pearl Street and tucked beneath the foothills of the Rocky Mountains, Pearl21 is positioned in the heart of one of the most beautiful neighborhoods in Boulder. More than half of the units sold prior to the commencement of construction.



Pointe Plaza Building B

Location: 6503 Faith Drive; Cheyenne, WY
General Contractor: Elder Construction, Redco Construction
Architecture Firm: VFLA Architecture + Interiors
Engineering Firm: Raker Rhodes Engineering
Electrical Contractor: Gust Engineering
Plumbing Contractor: Climate Control
HVAC Contractor: Climate Control
Planner: AVI
Cost: \$2.6 million
Type: Mixed-Use, Multi-Family, Residential
No. of Units: 24
Square Feet: 42,900
Construction Start: June 2019
Completion: April 2020

This design-build project is a team effort between Elder Construction, RedCo Construction and VFLA Architects. Pointe Plaza Building B is a 42,900-square-foot mixed-use building with Imagination Destination childcare on the main level and residential lofts above. The new space will better accommodate the growing needs of the daycare facility with classrooms, indoor play area, and outdoor playground. The second and third floor will have 24 high-end apartments with full amenities including a workout facility and mixed-media room. The new apartments are designed to have a modern industrial style design with Juliet balconies and an open kitchen. Construction is in full swing, and Imagination Destination is scheduled to open in April of 2020.



Portico

Location: Southwest corner of Drake Road and College Avenue; Fort Collins
Owner: Brinkman
Developer: Brinkman
General Contractor: Brinkman Construction
Architecture Firm: OZ Architecture
Engineering Firm: Northern Engineering
Planner: Russell + Mills
Cost: \$75 million
Type: Hospitality, Hotel, Mixed-Use, Multi-Family, Residential, Retail
Size: 7 acres
Completion: June 2021

This seven-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.



Poudre Trails Apartments

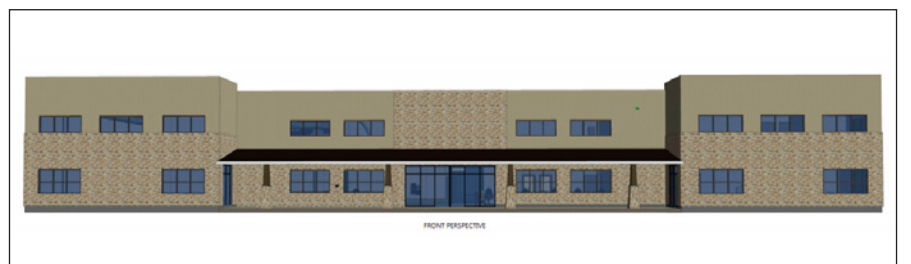
Location: Generally located in land surrounding Poudre Trail Drive and Trail Head Road; Greeley
Owner: Hargrave Construction Inc.
Developer: Hargrave Construction Inc.
Brokerage: CBRE
Type: Multi-Family
No. of Units: 260 two-bedroom apartments
Completion: First building to open for move-in by May 2020



ProSource Wholesale

Location: 500 W. 71st St.; Loveland
Website: prosourcewholesale.com
Owner: ProSource Wholesale
Engineering Firm: Third Element Structural Engineering + Design
Type: Retail
Square Feet: 16,360
Size: 2.02 acres

A furniture wholesale retailer offering flooring, bath, and kitchen products. ProSource is expanding into northern Colorado after opening locations in Denver and Colorado Springs.



Railway Flats at Centerra

Location: Sky Pond Drive and Centerra Parkway; Loveland
Owner: McWhinney
Developer: McWhinney
General Contractor: Bryan Construction
Architecture Firm: Craine Architecture
No. of Units: 240
No. of Homes: 180
Construction Start: September 2018
Completion: 2020-2021

Railway Flats at Centerra recently broke ground in east Loveland. Phase one will deliver 240 multifamily homes and is anticipated for completion in summer 2020. The second phase will consist of 180 homes and is planned to break ground in the second quarter of 2020 with anticipated completion in the fourth quarter of 2021. The Railway Flats project is located off Sky Pond Drive and Centerra Parkway, just across the street from Chapungu Sculpture Park. The first phase will consist of a three-story, 297,331-square-foot multifamily development delivering 48 studio, 112 one-bedroom, 75 two-bedroom and five three-bedroom apartments. The property will feature open green space following urban design principles with amenities including an indoor/outdoor pool, clubhouse and golf simulator.



Railway Flats Phase II

Location: Northeast section of Sky Pond Drive and Centerra Parkway; Loveland
Website: railwayflatsapartments.com
Owner: McWhinney
Developer: McWhinney
Engineering Firm: Harris Kocher Smith
Type: Mixed-Use, Multi-Family, Residential
No. of Units: 180
Size: 6.16 acres
Construction Start: 2019

An expansion of the existing Railway Flats project that would add 180 units, parking, and an amenity area in the eastern part of the development.



RainDance Resort

Location: Two miles east of Interstate 25, north of Crossroads Boulevard; Windsor
Website: www.raindancecolorado.com
Owner: Trollco Inc. (Water Valley)
General Contractor: Sampson Construction
Architecture Firm: VFLA Architecture + Interiors
Engineering Firm: Larson Structural Design, Åi structural; Integrated Mechanical, mechanical; Adonai Professional Services Inc., electrical
Planner: Norris Design
Landscape Architect: Norris Design
Type: Multi-Family, Residential
Size: 1,130 acres
Construction Start: September 2019
Completion: May 2020

Set on 1,133 acres of premium land in Windsor, RainDance is a new community focused around celebrating its agricultural roots. The land has been used to grow crops for more than 100 years, which inspired the agricultural theme of the development. The largest covered bridge in Colorado acts as the gateway for the main entry into the property. It's accompanied by the Welcome Center, which is sited overlooking a lake and covered bridge with expansive views of the mountains. It acts as the front door to the community and houses the Cherry Pie Co. that serves lunch and dinner. The cantilevered deck gives a soothing space for people to relax and watch the sunsets reflect off the lake. The architectural concept was



based off of additive/generational architecture of the farm. The two main spaces are one language, while the connecting elements are a second language. Much like historical farmsteads of the

past. The land plan is to provide 1,820 homes, 612 multi-family units, and 360 single-family units across the entirety of the property.

Raising Cane's Chicken Fingers — Longmont

Location: 1236 S. Hover St.; Longmont
Owner: Raising Cane's
Developer: Raising Cane's Restaurant LLC
Architecture Firm: PM Design Architectural Solutions Group
Engineering Firm: Kimley-Horn and Associates Inc.
Type: Hospitality, Retail
Square Feet: 3,800 square feet
Size: 1.3 acres

Plans call for the shuttered La Madeleine bakery and cafe building to be demolished and replaced with a nearly 3,800-square-foot Raising Cane's restaurant on a roughly 1.3-acre lot at 1236 S. Hover St. in the Village at the Peaks shopping center. The rapidly expanding Louisiana-based fast-casual chain has nine existing Colorado locations — and more than 470 worldwide — but the Longmont restaurant would be Raising Cane's first in Boulder County. Currently the closest locations to the county are in Broomfield and Fort Collins.



Residences at Flatiron Marketplace

Location: Southeast corner of U.S. Highway 36 and East Flatiron Crossing Drive; Broomfield
Owner: Flatiron Marketplace 2013 LP
Developer: Provident Realty Advisors Inc.
General Contractor: Brinkmann Constructors
Architecture Firm: JHP Architects
Cost: \$210 million
No. of Units: 1,200
Square Feet: 12,000 (retail)
Size: 20 acres
Completion: Summer 2020 (first phase)

Developers plan to tear down much of the existing 272,000-square-foot Flatiron Marketplace and redevelop the 20-acre project with apartments and retail. The city of Broomfield in January approved about \$33 million in reimbursements to the developer, to include sales, use, property and lodging taxes, among other fees. The redevelopment is expected to take up to 13 years.



Rêve Boulder

Location: 3000 Pearl St.; Boulder
Owner: Southern Land Co.
Developer: Southern Land Co.
Architecture Firm: OZ Architecture
Cost: \$120 million
Type: Multi-Family, Office, Retail
No. of Units: 244
Square Feet: 120,000 (office), 24,500 (retail)
Construction Start: February 2019
Completion: Spring 2021

Rêve Boulder will be Southern Land Co.' 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, 120,000 square feet of office space, and ample green space and bike paths.



Revive

Location: 240 Urban Prairie St.; Fort Collins
Website: www.revivefc.com
Owner: Revive Properties
Developer: Revive Properties
General Contractor: Philgreen Construction
Architecture Firm: Greg D. Fisher
Engineering Firm: Sam Eliason
Landscape Architect: United States
Brokerage: Seven Generations
Type: Multi-Family
No. of Units: 68
No. of Homes: 68
No. of Beds: 2-3
Square Feet: 1100-2900

Department of Energy Housing Innovation Award-winning community in Fort Collins in 2016, 2018 & 2019. Built to the DOE Zero Energy Home Program and EPA Indoor Air Plus. The homes at Revive Properties generate energy by geothermal (constant ground temperature) and solar electric. Townhomes and single-family homes with carriage houses.



Ridgeview North Apartments

Location: 4830 N. Grant Ave.; Loveland
Engineering Firm: TST, Inc.
Type: Multi-Family, Residential
No. of Units: 64
Square Feet: 55,440 (total); 13,860 (each)
Size: 3.4 acres

A four-building, 64-unit apartment complex that will feature 32 one-bedroom units, 24 two-bedroom units, and eight three-bedroom units.



Riverview PK-8 School - Johnstown

Website: www.tsdbond.org/domain/27
Owner: Thompson School District
General Contractor: FCI Constructors Inc.
Architecture Firm: Wold Architects & Engineers
Engineering Firm: JVA, Cator Ruma, 3PM Design, BKB Engineers
Electrical Contractor: Gregory Electric
HVAC Contractor: Central Mechanical
Landscape Architect: Flow Design Collaborative
Cost: \$40 million
Type: Education
Square Feet: 120,000
Construction Start: March 2020
Completion: July 2021

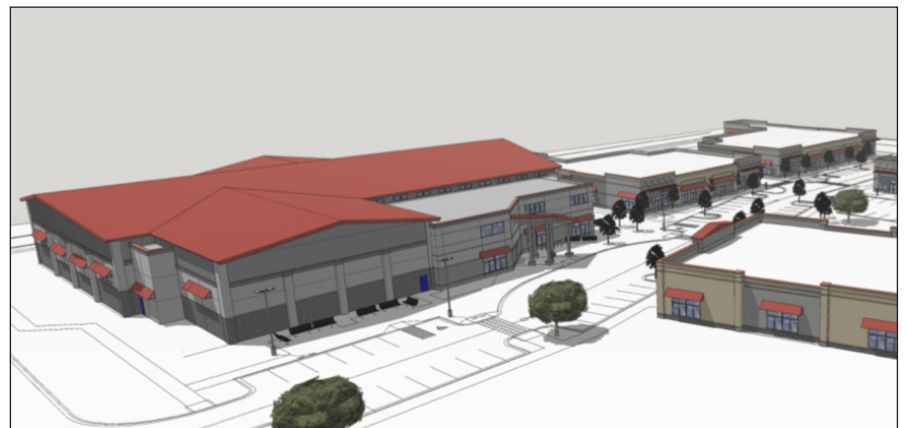
New PK-8 School in the Thompson School District to accommodate 1,000 students. Located in the Thompson River Ranch development in Johnstown.



Sandstone Business Complex

Location: Pinnacle Street and Colorful Avenue; Longmont
Developer: Sandstone Business
General Contractor: Sigg Brothers Enterprises
Architecture Firm: Morton and Associates
Engineering Firm: Rocky Ridge Engineering
Brokerage: Sand Dollar Realty
Cost: \$30 million to \$40 million
Type: Industrial, Mixed-Use, Office, Retail, Recreation
Square Feet: 100,000+
Construction Start: August 2019

The Sandstone Business Complex located on Colorado Highway 119 in Longmont offers ideal design, exceptional location, and a unique, "build-to-suit," opportunity. The Sandstone Business Complex is anchored by a 50,000-square-foot indoor sports facility and includes four additional buildings that are zoned as commercial or industrial flex-opportunities. The additional buildings will offer both for-sale and for-lease options at competitive pricing. The development has easy access to units, and views of the Front Range and Twin Peaks Mountains. The functional site design affords ample parking and easy access throughout the development. The Sports Facility will allow buyers/tenants access to state-of-the-art exercise opportunities just steps away.



Santiago's Restaurant

Location: 1485 E. Eisenhower Blvd., north of U.S. 34, between Madison Avenue and Boise Avenue; Loveland
Website: eatatsantiagos.com
Engineering Firm: Hurst & Associates
Type: Hospitality
Square Feet: 2,840
Size: 0.52

A new Mexican restaurant and drive-thru in the Santiago's franchise, specializing in green chile, burritos, horchata, and more.



Service First Automotive

Location: 3423 Mountain Lion Dr., north of Mountain View High School, south of U.S. 34; Loveland
Developer: Hunter Development Group
Architecture Firm: NCA I Partners
Planner: Site Design Collaborative
Type: Retail
Square Feet: 8,179
Size: 1.36 acres

A proposed passenger vehicle maintenance and repair facility offering oil changes, brakes, alignments, electrical and AC work, and more.



Severance Community Park

Location: Northwest corner of Weld County Road 72 and Weld County Road 23; Severance
Website: http://ecisite.net/
Owner: Town of Severance
General Contractor: ECI Site Construction Management
Engineering Firm: Colorado Civil Group
Cost: \$2.5 million
Type: Government
Size: 26 acres
Construction Start: January 2020
Completion: Fall 2020

Severance Community Park will consist of new turn lanes into the park, 26 acres of earthwork, a large sod field for town events, and new parking. It will also include grading and infrastructure for future baseball and softball fields, a sledding hill, and other landscape and site features. ECI is partnering with the town of Severance and Colorado Civil Group for this project.



Silo

Location: U.S. Highway 287 and Arapahoe Road; Lafayette
Developer: Cornerstone Homes Development Co.
Type: Multi-Family, Residential
No. of Homes: 453 homes
Square Feet: Less than 10,000 square feet of amenities/small commercial space.
Construction Start: Early 2020

The Silo residential community project, formerly referred to as the Weems Property or Hearteye Subdivision, is expected to include 453 single-family and multifamily dwelling units. From other media outlets Lafayette poised to push Silo subdivision deadline further.



Sleep Inn Rooms and MainStay Suites

Location: Interstate 25 and U.S. Highway 34; Johnstown
Owner: Hart Family Hotels LLC
Developer: Hart Family Hotels LLC
Type: Hotel
No. of Rooms: 98
No. of Rooms: 98
Construction Start: Early 2020
Completion: Mid 2021

Nebraska-based hotel developer Hart Family Hotels LLC is planning a dual-branded project within the 2534 development in Johnstown.



South Maddie

Location: Eighth Avenue, 15th to 17th streets; Greeley
Owner: Richmark Cos.
Developer: Richmark Cos.
Type: Mixed-Use, Office
Construction Start: Summer 2018

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.



Southeast Elementary School

Location: West side of Fairgrounds Avenue, south of 71st Street, off of Travers Stakes Street; Loveland
Website: psdschools.org/2016-Bond-Mill/New-Elementary-School-Southeast
Owner: Poudre School District
Architecture Firm: Hord Coplan Macht, Inc.
Engineering Firm: Northern Engineering
Landscape Architect: TBI Group
Cost: \$30-\$35 million
Type: Education
Square Feet: 76,958
Size: 14.2 acres

Completion: Fall 2021
 Poudre School District is constructing a new elementary school for students from pre-K through 5th grade. The school will house 600 students and is scheduled to open in fall 2021. The school is being paid for by a bond passed by PSD voters in November 2016. Southeast Elementary School is a placeholder name; the school will be named after a local figure who has made significant contributions to public education. A permanent name is expected to be chosen in spring 2020.



Spirit at the River

Location: 301 E. Lincoln Ave.; Fort Collins
Owner: Spirit Hospitality LLC
Developer: Spirit Hospitality LLC
Architecture Firm: PBA Studio, Olsson Associates, Russell + Mills Studio
Cost: \$26 million
Type: Hospitality, Hotel
No. of Rooms: 107
No. of Rooms: 107
Construction Start: Fall 2018
Completion: 2020

Spirit Hospitality is building a 107-room Staybridge Suites hotel and a 4,700-square-foot Johnny' Italian Steakhouse on 4.37 acres along the Cache la Poudre River in Fort Collins. The property is located east of downtown and next to Woodward' corporate headquarters.



Stodgy Brewing

Location: 1800, 1802, 1804 Laporte Ave; Fort Collins
Website: http://stodgybrewing.com/
Owner: Stodgy Brewing Co. LLC
Engineering Firm: AGPROfessionals (drainage)

Type: Brewery
Square Feet: 5,637 SQFT. taproom, 23-space parking lot
Completion: Projected Aug. 1, 2020

An upcoming brewery just north of Fort Collins' City Park. City staff gave initial approval for the development in November 2019.

Stoney Point Meadows Fort Collins

Location: 120 Triangle Dr.; Fort Collins
Developer: Stoney Point Meadows, Cedar Rapids, Iowa
Architecture Firm: Nelson Tremain Partnership, Minneapolis
Cost: \$30 million (estimated)
Type: Senior
No. of Units: 117
Square Feet: 177,000
Construction Start: 2020 (estimated)
Completion: 2021 (estimated)

A proposed 117-unit, 177,000-square-foot senior home.



Sundar Apartments

Location: 10935 Dillon Road; Lafayette
Owner: Milestone Development Group LLC
Developer: Milestone Development Group LLC
Architecture Firm: Galloway
Engineering Firm: Jehn Engineering
Planner: Kephart
Landscape Architect: The Henry Design Group
Brokerage: Brokerage:
Type: Multi-Family
No. of Units: 684
Construction Start: Early 2019
Completion: 2024

Sundar is a 19-building, 684-unit multi-family apartment project on approximately 36.14 acres, with the first phase slated to include about 324 units.



Tatman Properties Phase 2

Location: 1070 Diamond Valley Drive; Windsor
General Contractor: Harris Constructors Inc.
Architecture Firm: Hauser Architects
Engineering Firm: CTL Thompson (structural); Interwest Consulting Group (civil)
Electrical Contractor: Electricon Electrical Engineering
Plumbing Contractor: Integrated Mechanical LLC
HVAC Contractor: Integrated Mechanical LLC
Landscape Architect: Fisher Landscaping
Square Feet: 23,567
Construction Start: September 2019
Completion: April 2020

Harris Constructors is building an addition to the Atman Properties original building that was completed in March 2019. The property is located in the Windsor Commons Industrial Park. It is a core and shell building consisting of 23,567 square feet, with an intent to be leased for commercial and industrial use.



Terraces on Main

Location: 722 Main Street; Louisville
Owner: Boulder Creek Neighborhoods
Type: Mixed-Use, Office, Retail
Square Feet: 22,000 square feet of commercial space.

The redevelopment of an aging commercial space in downtown Louisville will include 22,000 square feet of retail and office space. From other media outlets Louisville leaders OK downtown redevelopment bid, Terraces on Main, but delay decision on whether to help finance it.



The Academy on Mapleton Hill

Location: 311 Mapleton Ave.; Boulder
Website: www.theacademyboulder.com
Owner: The Academy Boulder
Developer: Mapleton Hill Investment Group
Architecture Firm: The Mulhern Group
Engineering Firm: JVA Inc. (civil)
Landscape Architect: PCS Group Inc.
Type: Health Care, Multi-Family, Residential
No. of Units: 157
Construction Start: Late 2019
Completion: Late 2022

The Academy on Mapleton Hill will include 93 independent residences, 12 memory-care residences and 42 skilled-nursing/rehabilitation residences on a 16 acre site that was formerly home to Boulder Community Health's Mapleton campus. The Academy will offer a full spectrum of care and services, including communal dining, social and recreation facilities, and special safety and convenience features, including housekeeping and linen services and organized social activities.



The Armory

Location: 4750 Broadway; Boulder
Owner: The Armory Community LLC
Developer: The Armory Community LLC
Architecture Firm: The Mulhern Group
Engineering Firm: JVA Inc.
Type: Mixed-Use, Residential, Retail
No. of Units: 183
Square Feet: 8,400 (retail)
Construction Start: Fall 2019

The eight-acre former National Guard base will be transformed into four blocks of retail and residential luxury apartments. The historic Mess Hall will be renovated into the community club house, leasing and management offices and feature at-grade patios and a pool. The project will include 8,400 square feet of retail, 183 apartments, 18 three-story townhomes and 125 structured parking spaces.



The Brands at The Ranch

Location: Northeast corner of Interstate 25 and Crossroads Boulevard; Loveland
Owner: Water Valley Land Co.
Developer: Water Valley Land Co./Legacy Development/Stellar Development LLC
Cost: \$572 million
Type: Hotel, Mixed-Use, Multi-Family, Office, Retail
No. of Units: 825 (apartments)
Square Feet: 1,890,000, including 425,000 (retail) and 426,500 (of ce)
Construction Start: Late spring 2019

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.



The Collective

Location: 199 Taylor Ave.; Louisville
Owner: Lot 1 CTC LLLP
General Contractor: Evergreen Industrial Ltd.
Architecture Firm: aljhaven
Engineering Firm: 3 Consulting Engineers (MEP)/JR Engineering (Civil)/Apex Engineers (Structural)
Electrical Contractor: Magee Electric

Plumbing Contractor: Streamline Plumbing
HVAC Contractor: Clear Creek Mechanical
Landscape Architect: United States
Type: Office
Square Feet: 36,400
Construction Start: September 2019
Completion: June 2020

The Collective is located in the Colorado Tech Center southeast of Louisville. The building is a tilt-up concrete and convention steel structure. Upon completion, it will provide approximately 29,000 square feet of office space on the main level and also includes a 7,400 square foot mezzanine.

The Collective at Boulder

Location: 1750 15th St.; Boulder
Owner: Core Spaces LLC
Developer: Core Spaces LLC
Architecture Firm: Sopher Sporn Architects LLC
No. of Units: 147
Square Feet: 11,000 (retail)
 Plans to transform Boulder' Liquor Mart property at the corner of 15th Street and Canyon Boulevard call for a mixed-use development that would include 147 apartments and 11,000 square feet of retail space. Core Spaces LLC, a Chicago-based

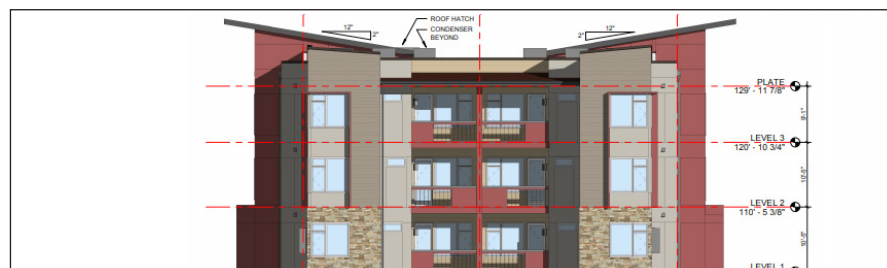
real estate developer that last year bought the 1.7-acre parcel from W.W. Reynolds Cos. for \$16.6 million, recently unveiled its preliminary redevelopment proposal for the property. The Collective at Boulder will be located on the existing Liquor Mart property at 1750 15th St., as well as the former Robb' Music site at 1580 Canyon Blvd. Plans for the four-level development call for a "piano-shaped building," with two interior courtyards and roof with terraces and a pool. Retail storefronts will line the ground floor along Canyon Boulevard.



The Edge Phase II

Location: 3651 E. 15th St.; Loveland
Owner: Loveland Housing Authority
Architecture Firm: Oz Architects
Planner: TB Group
Cost: \$22 million
Type: Mixed-Use, Residential
No. of Units: 135
Size: 7.34 acres
Construction Start: 2020
Completion: 2021

The second part of The Edge apartment complex, this development would add 135 units of affordable studio and single-bedroom homes. It would also contain a new clubhouse. In the media Loveland Housing Authority sets date for affordable studios, single beds.



The Foundry (Louisville)

Location: Colorado Highway 42 and Paschal Drive; Louisville
Website: www.foundrybuilders.com
Owner: Foundry Builders Inc.
Developer: Foundry Builders Inc.
Type: Mixed-Use
No. of Units: 32
Square Feet: 40,000

This project is designed to become the flagship project of Foundry Builders Inc. The Foundry itself will consist of 21,000 square feet of in-line commercial space, in addition to a 19,000-square-foot flex building with areas for approximately four to eight tenants. In addition to the commercial and flex building, the site will also boast 32 luxury condominiums. The Foundry project represents the final phase of the Steel Ranch neighborhood and is designed as a gateway to Louisville.



The Genesis Project

Location: 400 S. Link Lane; Fort Collins
Owner: The Genesis project
General Contractor: Brinkman Construction
Architecture Firm: Infusion Architects
Engineering Firm: KL&A
Electrical Contractor: Adonai Professional Services
Plumbing Contractor: Galloway
Landscape Architect: Galloway
Type: Office
Square Feet: 10,000
Construction Start: January 2020
Completion: December 2020

The Genesis Project is adding a 10,000 square-foot addition to their existing church, which consists of a new auditorium, lobby and coffee shop, two-story administration, and office space. This project will also include remodeling work to the existing church.



The Lakes at Centerra

Location: Southeast corner of Kendall Parkway and Boyd Lake Avenue; Loveland
Website: https://lakesatcenterra.com/
Owner: DF Capital
Developer: Landmark Homes
General Contractor: Landmark Construction Solutions
Architecture Firm: NSPJ
Engineering Firm: CWC Consulting
Planner: TB Group
Landscape Architect: TB Group
Type: Residential
No. of Units: 450
Construction Start: March 2020
Completion: March 2025

The Lakes at Centerra is a residential master-planned community within Loveland. Landmark Homes will be constructing a total of 450 condos and townhomes across three phases bordering Houts Reservoir. The first two phases under construction consist of 254 homes spread out across two product series, the Discovery and the Towns. The Discovery Series consists of four-, five-, and six-unit townhome-style condos, and eight-unit stacked condos, all starting in the low \$300,000s. The Towns Series consists of five- and six-unit townhomes priced in the high \$300,000s. The project provides access to many amenities within the Centerra development including bordering a new clubhouse and landscaped park called the Explorer Club.



The Lodge at Greeley

Location: 4430 24th Street Road; Greeley
Owner: Greeley Pacifica Wellage LLC and Rocky Mountain Senior Housing
Developer: Greeley Pacifica Wellage LLC and Rocky Mountain Senior Housing
General Contractor: Shaw Construction
Architecture Firm: OZ Architecture
Engineering Firm: Big Horn Consulting (MEP), Fortis Structural, OZ Architecture
Electrical Contractor: Reliance Electric
Plumbing Contractor: Neuworks Mechanical
HVAC Contractor: Homerun Heating and Air
Cost: \$13.7 million
Type: Health Care, Residential
No. of Units: 92
Square Feet: 73,422
Construction Start: November 2018
Completion: May 2020

The Lodge at Greeley is a 73,422-square-foot senior-living facility in Greeley. The complex will provide a memory-care wing, consisting of 24 units, a common living-room space with a full residential kitchen and an inpatient nurses suite. The assisted-living wing provides 48 units with a mix of one-bedroom and studio spaces. The independent-living wing provides 20 units, also with a mix of one-bedroom and studio spaces. Assisted-living and independent-living residents will have access to public living rooms, sunrooms, a full-service dining room, a chapel, a salon, a fitness facility and a multipurpose room.



The Lodge at Greeley

Location: Greeley, Colorado
Website: <http://rockymountainseniorhousing.com/gallery/greeley-lodge/>
Owner: Rocky Mountain Senior Housing
Developer: WellAge Senior Living
General Contractor: Shaw Construction

Architecture Firm: OZ Architecture
Cost: \$14,000,000
Type: Multi-Family
No. of Units: 92
Square Feet: 73,422
Construction Start: October 2018
Completion: May 2020

The Lodge at Greeley is a 73,422 SF senior living facility in Greeley, Colorado. The complex will provide a memory care wing, consisting of 24 units, a common living room space with a full residential kitchen and an inpatient nurses suite. The assisted living wing provides 48 units with a mix of one bedroom and studio spaces. The independent living wing provides 20 units, also with a mix of one bedroom and studio spaces. Assisted living and independent living residents will have access to public living rooms, sun rooms, a full service dining room, a chapel, a salon, a fitness facility and a multipurpose room.

The Social

Location: 920 Hobbit St.; Fort Collins
Owner: RTA Hobbit LLC
General Contractor: Redwood Construction Inc.
Architecture Firm: Infusion Architects
Engineering Firm: Larsen Structural Design
Electrical Contractor: Adonai Professional Services
HVAC Contractor: Integrated Mechanical LLC
Landscape Architect: TB - Group
Type: Multi-Family
No. of Units: 68
Construction Start: February 2020
Completion: December 2020

The Social is a five-building apartment complex located in the heart of Fort Collins within walking distance of Colorado State University. Included are one, two and three-bedroom units.



The William Building

Location: 1650 Canyon Blvd.; Boulder
Owner: 1375 Walnut LLC
Developer: W.W. Reynolds Cos.
General Contractor: Wyatt Construction Co.
Architecture Firm: The Studio Architecture
Engineering Firm: The Sanitas Group LLC
Brokerage: W.W. Reynolds Cos.
Cost: \$5 million
Type: Office
Square Feet: 24,500
Construction Start: TBD
Completion: TBD

A downtown Boulder property formerly home to a Wells Fargo bank branch is set to be redeveloped into new office space. The existing structures — a bank drive-through structure, a single-story building and associated parking — on the roughly 1.3 acre plot at 1650 Canyon Blvd. will be demolished and replaced with a three-story commercial building with a total floor area of about 24,500 square feet. A unique feature of the approximately \$5 million building will include a large rooftop deck that provides outdoor workspace and shade for offices below. Plans call for 1650 Canyon to be a U.S Green Building Council LEED Gold-certified building.



Timnath Community Park Phase Two

Location: 5500 Summerfields Parkway; Timnath
Owner: Town of Timnath
General Contractor: ECI Site Construction Management
Architecture Firm: TST Consulting Engineers
Engineering Firm: TST Consulting Engineers
Planner: TST Consulting Engineers
Cost: \$1.5 million
Type: Government
Size: 12 acres
Construction Start: November 2019
Completion: August 2020

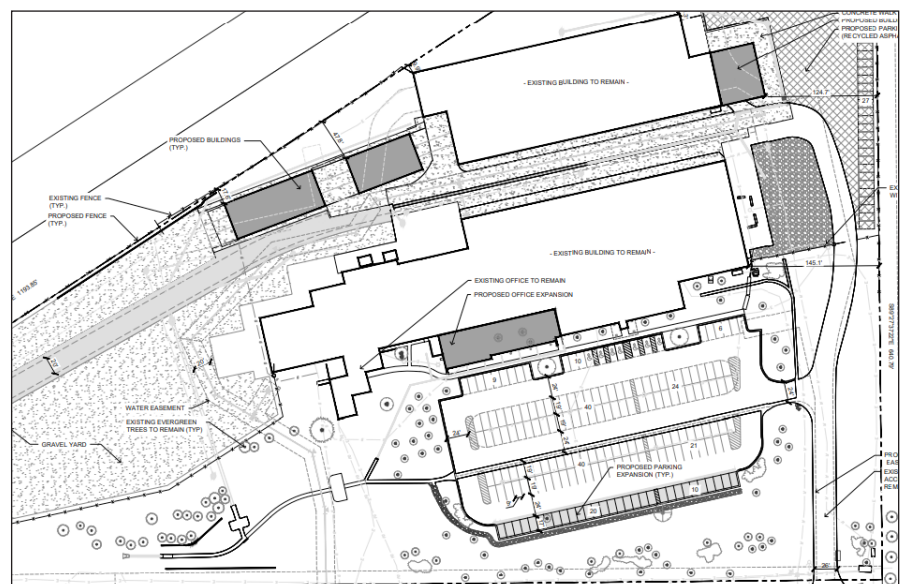
The second phase of the Timnath Community Park will include a more-natural style of playground, a large sod field, additional parking, a new dog park and a custom restroom building. The anticipated timeline is from late November 2019 to summer 2020. The first work package including the civil infrastructure and some site features will be approximately \$1.5 million. The remainder of the project will be incorporated before year end. It is a CM/GC project.



Tri-Point

Location: 5100 Boyd Lake Ave.; Loveland
Owner: Tri-Point LLC
Landscape Architect: The FronTerra Group
Type: Industrial
Square Feet: 10,496 (manufacturing space); 4,775 (office space)
Size: 13.57 acres

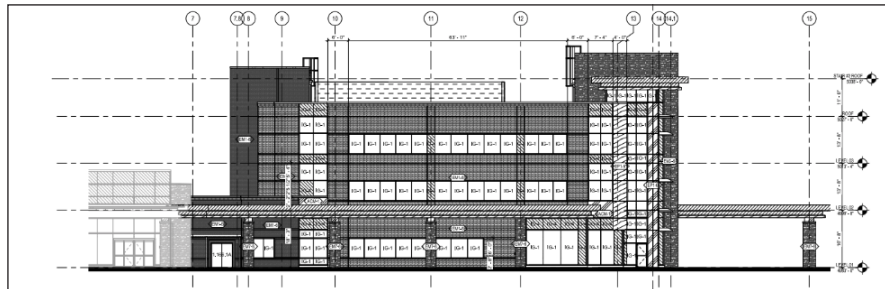
A proposed expansion to the Loveland offices of Tri-Point Oil & Gas that would add more than 10,000 square feet of manufacturing space and nearly 5,000 square feet of office space. The expansion will contain areas for welding, fabrication, assembly, and storage, as well as conference rooms and break rooms.



UCHealth Longs Peak Outpatient Clinic

Location: 1750 E. Kenn Pratt Blvd.; Longmont
Website: Uchealth.org
Owner: UCHealth
Architecture Firm: EYP Architecture & Engineering
Engineering Firm: JVA Engineering
Electrical Contractor: AEI Inc.
Landscape Architect: BHA Design
Type: Health Care
Square Feet: 80,000
Size: Three stories

A three-story, 80,000-square-foot outpatient clinic planned for the northeast corner of UCHealth's Longs Peak Hospital.



Vaisala Corp. U.S. Headquarters

Location: Colorado Technology Center; Louisville
Cost: \$14.8 million
Type: Office
Square Feet: 30,000
Completion: 2020

Finland-based Vaisala Corp. is constructing a new U.S. headquarters building in Louisville. 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.



Velo Condos

Location: 3289 Airport Road; Boulder
Website: www.velocondos.com
Owner: Thistle Velo LLC
Developer: Thistle Communities
General Contractor: DIRC Homes
Architecture Firm: RHAP architecture + planning
Engineering Firm: The Sanitas Group
Landscape Architect: Outside Landscape Architecture
Brokerage: 8030 Realty (www.8030Realty.com)
Type: Multi-Family
No. of Units: 70
Square Feet: 75,148
Size: 2.6 acres
Construction Start: January 2020
Completion: Estimated 2021-2022

Velo Condos is a new neighborhood of 70 residences, located in a five-building condominium community at 3289 Airport Road in Boulder on a 2.6-acre site. The location offers Flatiron and Foothills views and is across from the 42-acre Valmont Bike Park, 3.25-acre Dog Park & steps to Valmont Disc Golf Course. There are one, two, and three-bedroom residences, and five unique live-work condos. The first condos released will have one-bedroom units starting at \$410,000 and up to \$796,500 for the most expensive three-bedroom Residence. Fourteen of the residences are permanently affordable.



Veranda Brio

Location: Timnath
Website: www.westmarkhomescolorado.com
Owner: WestMark Homes Colorado LLC
Developer: Hillside Commercial
General Contractor: WestMark Homes Colorado LLC
Architecture Firm: Avalon Design Group
Engineering Firm: Weeks and Associates
Electrical Contractor: Binder Electric

Plumbing Contractor: Independent Plumbing Solutions
HVAC Contractor: Poudre Valley Air
Landscape Architect: Brouwer Landscaping
Brokerage: Windermere Colorado
Type: Residential
No. of Homes: 29
Construction Start: February 2020
Completion: January 2022

Veranda Brio, a new-home project in Timnath, includes a wide range of floor plans and finish options, including front porches and alley-loaded garages.



Vernazza

Location: Southwest corner of Highland Meadows Parkway and Crystal Downs Drive; Windsor
Website: https://mylandmarkhomes.net/community/vernazza/
Owner: Landmark Homes
Developer: Landmark Homes
General Contractor: Landmark Construction Solutions
Architecture Firm: NSPJ
Engineering Firm: Northern Engineering
Planner: TB Group
Landscape Architect: TB Group
Type: Residential
No. of Homes: 100
Construction Start: January 2020
Completion: January 2022

Landmark Homes is building 100 for-sale luxury townhomes in the La Riva master-planned community of Windsor. Four floor plans with high-end finishes, attached two-car garages, full basements and fenced front porches. Spacious two and three bedroom plans including a main-floor-master, double-master suite and ranch with finished basement. The units will be priced in the \$300,000s to \$400,000s, with the first unit completions around October 2020.



Veterans Affairs Clinic

Location: 4875 Byrd Drive; Loveland
Owner: U.S. Department of Veterans Affairs
Developer: U.S. Department of Veterans Affairs
Architecture Firm: Hord | Koplan | Macht
Engineering Firm: TST, Inc.
Cost: \$15.8 million
Square Feet: 75,745
Size: 13.82 acres
Completion: Winter 2022

The U.S. Department of Veterans Affairs plans to build a new \$15.8 million, 75,745-square-foot building by winter 2022 to replace its two outpatient clinics in the region. The new building, to be located at 4875 Byrd Drive, will double the combined space between the VA locations in Loveland and Fort Collins.



Vive on Via Varra

Location: Intersection of Via Varra and Northwest Parkway; Broomfield
Owner: MLC Holdings Inc.
Developer: MLC Holdings Inc./Meritage Homes Corp.
Type: Multi-Family, Residential
No. of Units: 50 apartments
No. of Homes: 263 townhomes

Residential home builder has submitted an application to build 263 townhomes and 50 affordably priced apartments units at the intersection of Via Varra and Northwest Parkway in Broomfield.



WeatherTech Factory Store

Location: The Arista Project; Broomfield
Owner: WeatherTech
Developer: WeatherTech
General Contractor: Wyatt Construction
Architecture Firm: PEH Architects
Engineering Firm: JVA
Cost: \$12.5 million
Type: Retail
Size: 60,000
Construction Start: February 2020
Completion: December 2020

The WeatherTech Factory Store, currently under construction in Broomfield, will be the first sales and warehouse facility for the automotive accessory company west of the Mississippi River. The facility features more than 10,000 square feet of product space where customers can touch, order and immediately pick up their products or have them installed from the 50,000-square-foot warehouse. The contemporary building design uses metal panels and large expanses of curtain wall glazing. OKALUX high-efficiency translucent glass was selected for the upper band of curtain wall glazing to mitigate heat gain and glare from sunshine.



Weld County North Jail Complex, Jail 2 West Expansion

Location: 2110 O St.; Greeley
Owner: Weld County
General Contractor: Roche Constructors Inc.
Architecture Firm: Hauser Architects PC
Engineering Firm: G2 Consulting Engineers Inc., Martin/Martin Inc., Northern Engineering
Electrical Contractor: Bergelectric
Plumbing Contractor: Horizon Mechanical Solutions
HVAC Contractor: Horizon Mechanical Solutions
Cost: \$43.63 million
Type: Government
Square Feet: 148,537
Construction Start: March 2019
Completion: March 2021

The Weld County North Jail Complex, located at 2110 O St., is currently 219,579 square feet and houses 779 beds plus the associated administrative and support spaces. Roche was awarded the first phase of the jail in 1996, completed the maximum-security phase expansion in 2003, and then added another 374 beds to the jail in 2007. The Jail 2 West Expansion consists of two phases — a three-story addition that will add 127,526 square feet with 381 beds and a renovation of approximately 19,000 square feet in the existing building. When complete, the Jail will be 347,105 square feet and house 1,160 beds.



Wendy's on Crossroads

Location: 4350 Clydesdale Parkway; Loveland
Owner: Askan United Fortune, Inc.
Architecture Firm: TAB Associates
Engineering Firm: Sterling Design Associates, Inc.
Type: Retail
Square Feet: 3,167
Size: 1.21

Proposed development of a Wendy's drive-thru restaurant on Clydesdale Parkway off of Crossroads Blvd. in Loveland.



Wintergreen Apartments

Location: South of W. 65th Street and east of Eden Garden Drive; Loveland
Developer: M. Timm Development
Architecture Firm: Hauser Architects
Engineering Firm: Land One Engineering
Type: Multi-Family, Residential
No. of Units: 216
Square Feet: 244,430 (total); 26,970 (per apartment building); 3,320 (clubhouse)
Size: 12.6 acres

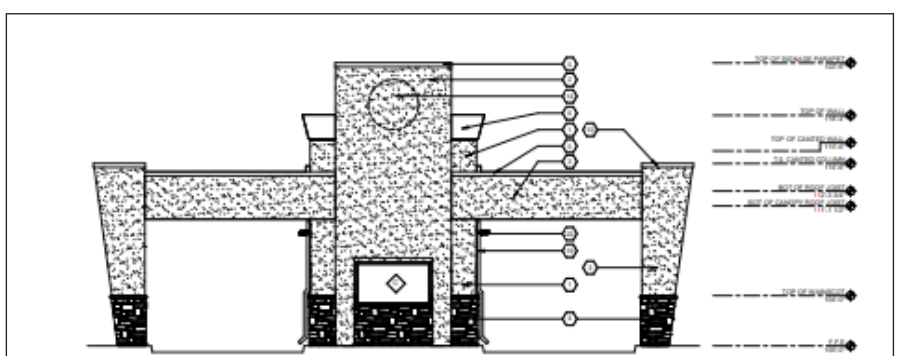
A nine-building, 216-unit apartment complex with clubhouse within the Wintergreen development. The complex will feature 54 one-bedroom units and 162 two-bedroom units.



Ziggi's Coffee

Location: 1301 Eisenhower Blvd.; Loveland
Website: ziggiscoffee.com
Owner: Quality Java, LLC
Architecture Firm: Cyntergy
Landscape Architect: Tanner Consulting, LLC
Type: Hospitality
Square Feet: 645
Size: 0.52 acres

A drive-thru-only franchise location for Ziggi's Coffee. The shop would serve coffee, tea, espresso drinks, smoothies, pastries, and more.





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