

# Breaking Ground

The Portal for New Development Projects

## A RUNDOWN OF EMERGING DEVELOPMENT PROJECTS



### 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., 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, Plains District operations.

#### 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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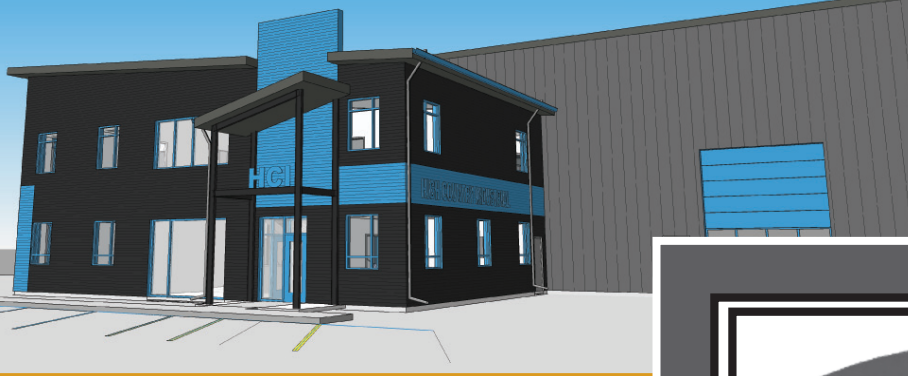
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## 1875 Taylor Ave.

**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:** Matthew E. Gotschall, d.b.a. Cottage Camp LLC  
**Architecture Firm:** Hartronft Associates  
**Type:** Multi-Family, Residential, Retail  
**No. of Units:** 13 residential units  
**Square Feet:** 23,268 (total); 5,280 (2 triplexes, 1 live/work space); 2,500 (1 commercial space); 2,464 (2 duplexes)  
**Construction Start:** Winter 2020-21

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. The residential units will consist of two duplexes, two triplexes, and one live/work building.



## 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, the 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.



## 30 Pearl

**Location:** 2360 30th St., Boulder  
**Website:** <https://bouldercolorado.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, 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.



## 55 Resort

**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 Garnsey 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.'



## 750 North Coop

**Location:** 750 North St., Boulder  
**Website:** [www.goosecreekclt.org](http://www.goosecreekclt.org)  
**Developer:** Goose Creek Community Land Trust  
**Architecture Firm:** Caddis PC  
**Landscape Architect:** Sandi Gibson  
**Cost:** \$2.5 million  
**Type:** Multi-Family  
**No. of Units:** 11  
**Construction Start:** July 1 2021  
**Completion:** June 1 2022

Goose Creek Community Land Trust, in partnership with the owners of the existing 1957 2,200-square-foot duplex, will build a new 3,900-square-foot mixed income coop (one main kitchen with nine bedrooms/suites, some with shared baths) plus a 450-square-foot detached accessory unit (1-2 bedrooms with kitchen) for up to 15 people local workforce members. The underlying land will be donated to the CLT, amplifying investor returns and reducing unit prices. Buyers' resale will be moderated to 25% of appraised appreciation. Buyers will share a fleet of three or four mostly electric cars, as well as ebikes and bike trailers. Applications are being taken for potential resident member owners with current public, nonprofit and social enterprise employees; tribal members and families are especially encouraged to apply. Anticipated coop share costs: 10% down (\$13,000 to \$30,000; downpayment assistance available); mortgage + amenity fee (\$1,200 to \$2,500/mo). This project anchors the evolving North St. Neighborhood EcoDistrict (Sixth to Ninth streets on North Street, west of Broadway).



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## 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 congregate-care community located at the former Fruehauf's 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 congregate and community serving restaurant, café, and administrative offices.



## Affordable Self-Storage

**Location:** Corner of Red Cedar Circle and Conifer Street, just east of N. College Avenue, Fort Collins  
**Owner:** Randy & Deb Milan  
**General Contractor:** McCauley Constructors  
**Architecture Firm:** Hauser Architects  
**Engineering Firm:** North Star Design, Inc.  
**Electrical Contractor:** Bret's Electric, LLC  
**Landscape Architect:** Site Design, LLC  
**Type:** Storage  
**Square Feet:** 87,905  
**Size:** 3.23

An 87,905-square-foot storage facility off of North College Ave. It will include six buildings with both drive-up and interior storage units.



## Aims Community College Welcome Center

**Location:** 5401 20th St., Greeley  
**Owner:** Aims Community College  
**Architecture Firm:** Hord Coplan Macht, Inc.  
**Engineering Firm:** Northern Engineering  
**Electrical Contractor:** Cator Ruma & Associates  
**Plumbing Contractor:** Cator Ruma & Associates  
**HVAC Contractor:** Cator Ruma & Associates  
**Landscape Architect:** Hord Coplan Macht, Inc.  
**Type:** Education  
**Square Feet:** 105,720  
**Construction Start:** April 2020  
**Completion:** 2022

A new building at the main entrance to Aims' Greeley campus, the Welcome Center will house the school's admissions, enrollment, records, testing, financial aid, and advising centers. It will also hold a 1,700-seat auditorium and ballroom.



## 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  
**Type:**  
**Square Feet:** 60,000  
**Construction Start:** December 2021

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



## Balfour Senior Living

**Location:** 1850 S. Hover St., Longmont  
**Website:** balfourcare.com/location/longmont-independent-living  
**Owner:** CPI/Balfour Longmont LLC  
**General Contractor:** Brinkmann Contractors  
**Type:** Health Care, Residential  
**Square Feet:** 98,073  
**Completion:** December 2020

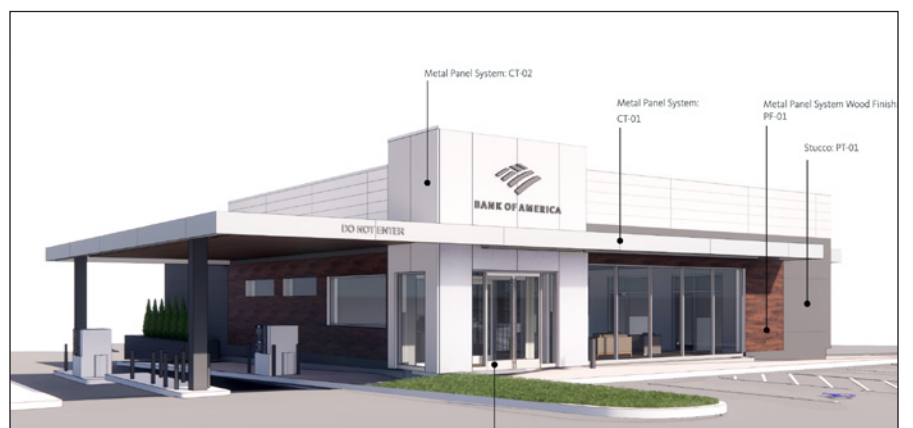
Senior apartments that will feature independent living, assisted living, and memory care communities. Includes studio, one-bedroom, two-bedroom, three-bedroom and semi-private apartments.



## Bank of America at Greeley Mall

**Location:** 2263 Greeley Mall, Greeley  
**Owner:** Bank of America  
**Developer:** JLL  
**Architecture Firm:** Gensler  
**Engineering Firm:** Anderson & Hastings Consultants, Inc.  
**Electrical Contractor:** Smith Seckman Reid, Inc.  
**Plumbing Contractor:** Smith Seckman Reid, Inc.  
**HVAC Contractor:** Smith Seckman Reid, Inc.  
**Landscape Architect:** Norris Design  
**Type:** Bank  
**Square Feet:** 4,240

A LEED-certified, 4,240-square-foot bank in the Greeley Mall development that will feature one drive-up ATM with the space to add one more. It will also include bicycle parking, an outdoor seating area, and a 24-hour secure vestibule with a walk-up ATM.



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## Bank of America at Northgate Village

**Location:** 7004 W. 10th St., Greeley  
**Owner:** Bank of America  
**General Contractor:** JLL  
**Architecture Firm:** Gensler  
**Engineering Firm:** Anderson & Hastings Consultants, Inc.  
**Electrical Contractor:** Smith Seckman Reid, Inc.  
**Plumbing Contractor:** Smith Seckman Reid, Inc.  
**HVAC Contractor:** Smith Seckman Reid, Inc.  
**Landscape Architect:** Norris Design  
**Type:** Bank  
**Square Feet:** 3,850

This 3,850-square-foot bank branch will feature two walk-up ATMs and one drive-up ATM upon completion, with one further drive-up ATM planned for later.



## Baseline Old Town Village

**Location:** 400-406 W. Baseline Rd., Lafayette  
**Type:** Mixed-Use, Multi-Family, Retail  
**No. of Units:** 12  
**Square Feet:** 5,674 (commercial); 1,797-1,929 (residential)  
**Completion:** December 2020

A mixed-use development in Old Town Lafayette that will feature 12 residential units and one commercial building. The residential units all will be two bedroom, two-and-a-half bath, with a basement and attached two-car garage. They will range from 1,797 to 1,929 square feet. The commercial space will be two stories and 5,674 square feet.



## 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 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.



## 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 custom homes that offer 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.



## 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 December 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.



# CEO ROUNDTABLE **BW**

## Feast or famine? Natural foods companies grapple with COVID realities

Participants in the BizWest Natural & Organic Products Roundtable were: **Alex Cloth**, Claremont Foods ; **Jamba Dunn**, Rowdy Mermaid; **Dustin Finkel**, KaPop; **John Grubb**, Summit Venture Management; **Sam Hunziker**, WishGarden Herbal Remedies; **Loree Mulay Weisman**, Mulay's Sausage Corp.; **Justin Perkins**, New Edge Advisors; **Doug Radi**, Good Karma Foods; **Steve Savage**, 1908 Brands; **Peter Vegas**, Sage V Foods LLC; **Blake Waltrip**, a2 Milk Co. U.S.; **Mark Wood**, Appleooz; **Ashley Cawthorn**, Berg Hill Greenleaf Ruscitti; **Aaron Spear**, Bank of Colorado; **Jim Cowgill** and **Jeremy Wilson**, Plante Moran.

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For more information about the CEO Roundtable contact Jeff Nuttall at 970-232-3131 or jnuttall@bizwest.com

# CEO ROUNDTABLE **BW**

## Virus, fires, demand surge combine to make 2020 a rollercoaster for outdoor industry

Participants in the BizWest Outdoor Industry Roundtable were: **Lise Aangeenbrug**, Outdoor Industry Association; **Matt Bennett**, Echos Communications; **Trent Bush**, Trent Bush Design + Create; **Paul Dreyer**, Avid4Adventure; **Nathan Fey**, Colorado Outdoor Recreation Industry Office; **Jon Fox**, EcoVessel; **Daniel Galhardo**, Tenkara USA; **Gary Gomulinski**, Alpine Bank; **Seth Haber**, Trek Light Gear; **Matthew Kaplan**, Vail Resorts Inc.; **Matthew Klein**, Backbone PLM; **Brian Plavnick**, Revel Gear; **Tracy Twist**, BearVault; **Kevin Volz**, Eldorado Climbing Walls; **Aaron Spear**, Bank of Colorado; **Ashley Cawthorn**, Berg Hill Greenleaf Ruscitti; **Jim Cowgill** and **Jeremy Wilson**, Plante Moran.

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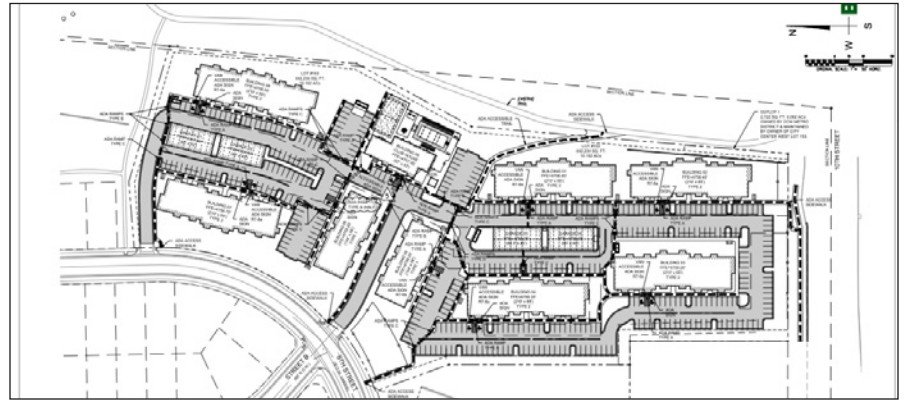
For more information about the CEO Roundtable contact Jeff Nuttall at 970-232-3131 or jnuttall@bizwest.com



## City Center West

**Location:** 6600 Eighth St., Greeley  
**Owner:** City Center West LP  
**Developer:** Saunders Construction  
**General Contractor:** Shaw Construction  
**Architecture Firm:** EVstudio  
**Engineering Firm:** EVstudio  
**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.



## Colorado Center for Arthritis & Osteoporosis

**Location:** 1910 Coalton Road, Broomfield  
**Owner:** Colorado Arthritis Real Estate, LLC  
**Developer:** Colorado Arthritis Real Estate, LLC  
**Architecture Firm:** Marasco & Associates, Inc.  
**Engineering Firm:** IMEG Corporation  
**Landscape Architect:** Jimenez Design Group, LLC  
**Type:** Health Care  
**Square Feet:** 9,500  
**Size:** 1.1 acres

A medical building dedicated to the treatment of arthritic, autoimmune, and metabolic bone disorders. The building will consist of 7,500 square feet of clinical areas, including waiting rooms, reception area, and exam rooms, as well as 2,000 square feet of conference and office facilities.



## Creekside Silo Apartments

**Location:** 2175 Pike Rd., Longmont  
**Owner:** McWhinney  
**Developer:** McWhinney  
**Architecture Firm:** Hord Coplan Macht  
**Engineering Firm:** Harris Kocher Smith  
**Electrical Contractor:** Given & Associates  
**Landscape Architect:** Hord Coplan Macht  
**Type:** Multi-Family, Residential  
**No. of Units:** 208  
**Square Feet:** 104,980

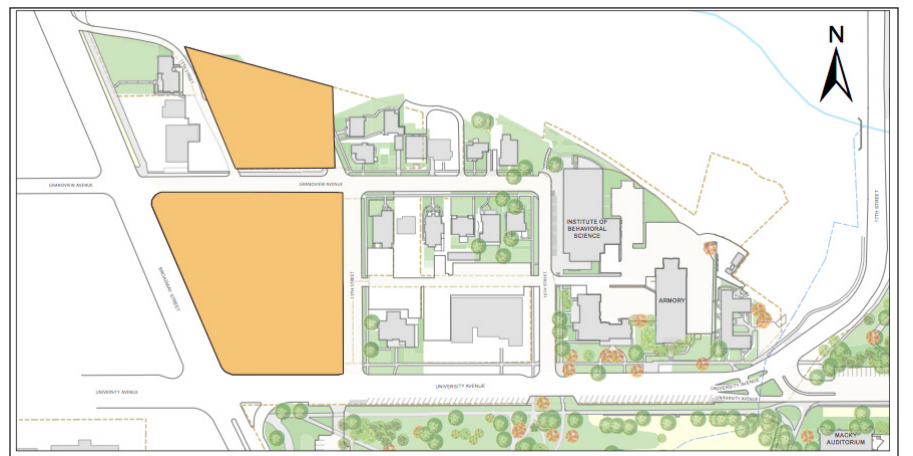
A 208-unit apartment complex consisting of studios, two-bedroom units, three-bedroom units, and townhomes. Amenities include grills, dining area, pool, hot tub, a central green/park space, a pond, family play area and a dog park. A clubhouse will have mail/package delivery, kitchen, lounge, and leasing and management offices, according to submitted documents.



## CU Hotel & Conference Center

**Location:** Northeast corner of Broadway and University Avenue, straddling Grandview Avenue, Boulder  
**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

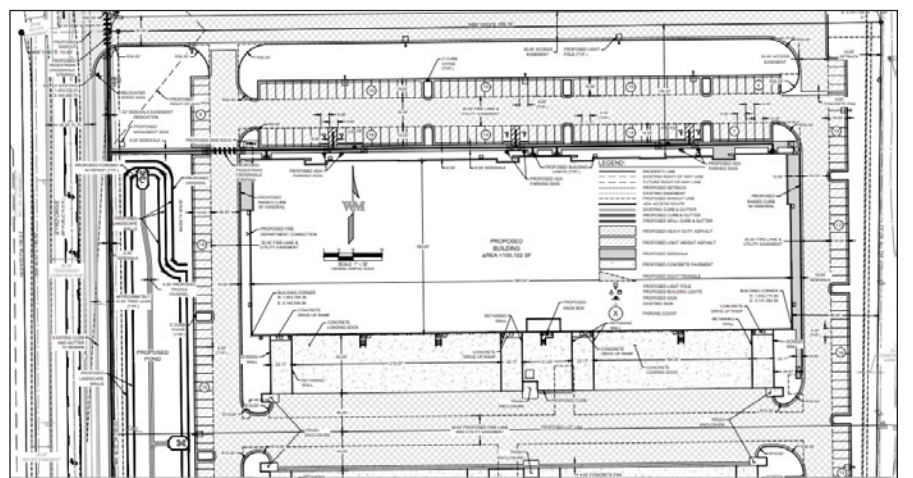
The University of Colorado Boulder in November announced the selection of HRV Hotel Partners to lead the development of an on-campus hotel and conference center that will be a game-changer for both the university and the community in terms of the types of high-profile events the facility will be able 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.



## 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, a third branch in Fort Collins, along with retail. The development will also include additional office space and 26 residential condos.



## 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)

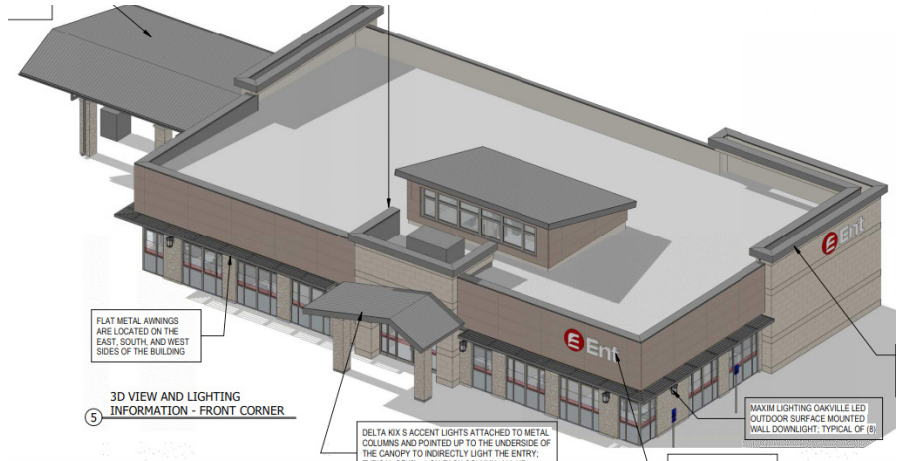
Micro Motion Inc. is proposing to build a new Emerson, Æs Flow Innovation Center office building at 6949 Winchester Circle and expand their existing West Wing Manufacturing Building at 7070 Winchester Circle. Together, this project is the Emerson Flow Innovation Center and West Wing Expansion.



## Ent Credit Union

**Location:** 1715 Topaz Drive, Loveland  
**Website:** www.ent.com  
**Owner:** Ent Credit Union  
**Architecture Firm:** Keys + Lauer Architects  
**Engineering Firm:** Galloway & Co. Inc.  
**Type:** Office, Bank  
**Square Feet:** 5,286  
**Size:** 1.2 acres

Proposed development of a location of Ent Credit Union with a drive-thru. The branch will be built on three lots and will encompass approximately 5,000 square feet.



## 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.



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## 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  
**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.



## Grace Gardens at Derby Hill

**Location:** 150 Primrose Drive, Loveland  
**Website:** www.brinkmancolorado.com/grace-gardens-derby-hill-innovative-affordable-housing-development  
**Owner:** Loveland Housing Authority  
**Developer:** Loveland Housing Authority, Brinkman  
**General Contractor:** General contractor:  
**Architecture Firm:** BHA and ALM2S  
**Engineering Firm:** Galloway  
**Cost:** \$7.5 million  
**No. of Units:** 206  
**Size:** 13.4 acres  
**Completion:** December 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 Ten West

**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)

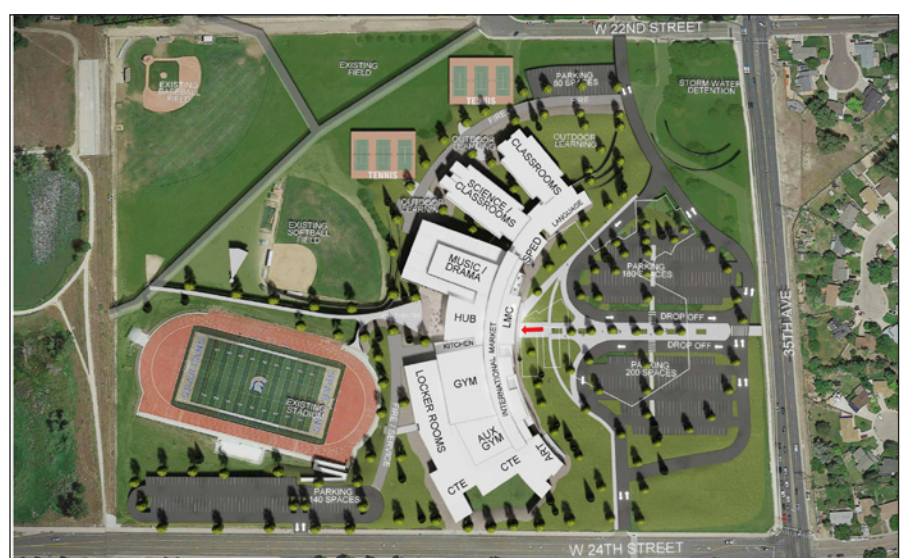
A 13-building, 264-unit apartment complex in West Greeley slated to open for move-ins in early 2021.



## Greeley West High School Replacement

**Location:** 2401 35th Ave., Greeley  
**Owner:** Greeley-Evans School District 6  
**Developer:** Greeley-Evans School District 6  
**General Contractor:** Adolfson & Peterson Construction  
**Architecture Firm:** Hord Coplan Macht, Inc.  
**Engineering Firm:** Northern Engineering  
**Electrical Contractor:** IMEG Corp.  
**Plumbing Contractor:** IMEG Corp.  
**HVAC Contractor:** IMEG Corp.  
**Landscape Architect:** Hord Coplan Macht, Inc.  
**Type:** Education  
**Square Feet:** 270,000  
**Construction Start:** Summer 2020  
**Completion:** Fall 2022

A redevelopment of Greeley West High School that would be nearly double the size of the current building. The site will maintain the use of the athletics fields at Greeley West, and the current building will remain in use while the new one is being constructed.



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## 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.



## H-25 Multifamily

**Location:** Southeast corner of East Harmony Road and Strauss Cabin Road, Fort Collins  
**Owner:** Harmony-McMurray, LLC  
**Developer:** Post Modern Development  
**Architecture Firm:** VFLA  
**Engineering Firm:** Sanderson Stewart  
**Electrical Contractor:** Professional Engineering Consultants  
**Landscape Architect:** Norris Design  
**Type:** Multi-Family  
**No. of Units:** 304  
**Size:** 15.7 acres

A 304-unit apartment complex featuring one-, two-, and three-bedroom units near the interchange of Interstate 25 and Harmony Road in Fort Collins.



## 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., 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, 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

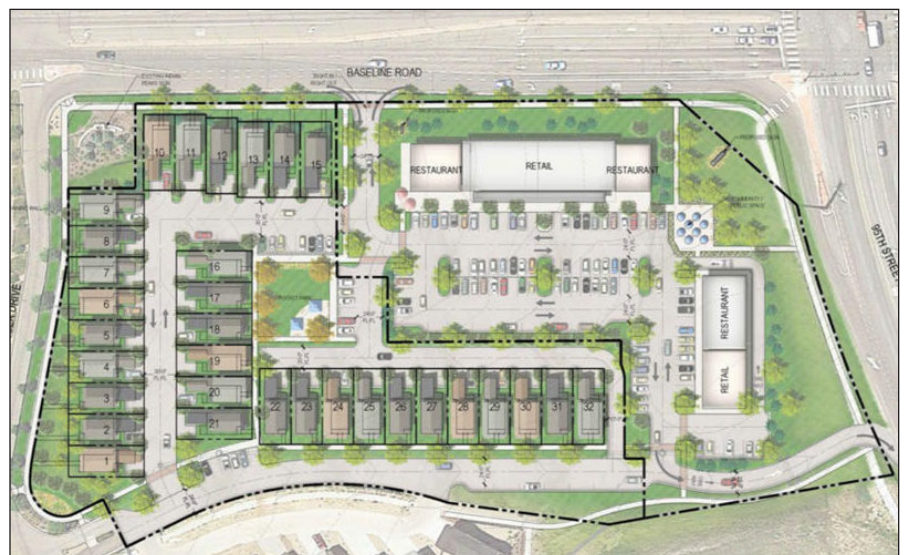
This project consists of 23 private hangars across five buildings, as well as private office space. The individual hangars will range in size from 2,600 square feet to 5,100 square feet. The development is adjacent to the future Discovery Air site.



## Indian Peaks Marketplace

**Location:** 95th Street and Baseline Road, 95th Street and Paschal Drive, Lafayette  
**Website:** <http://indianpeaksmarketplace.com/#home>  
**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.



## 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

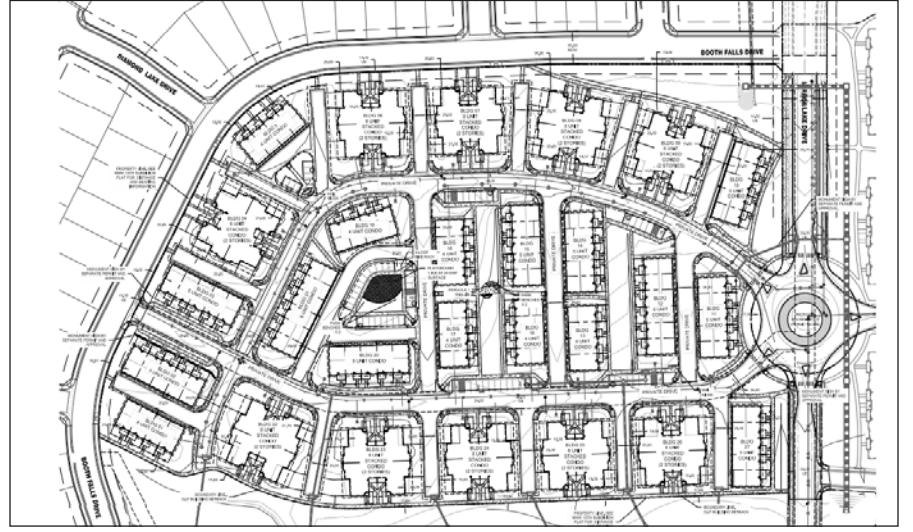
**Type:** Multi-Family, Residential

**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.



## Left Hand Brewing Company Beer Garden Expansion

**Location:** 1245 Boston Ave., Longmont

**Owner:** Left Hand Brewing Company

**Developer:** Left Hand Brewing Company

**Architecture Firm:** Russell + Mills Studios Inc.

**Engineering Firm:** Perception Design Group, Inc.

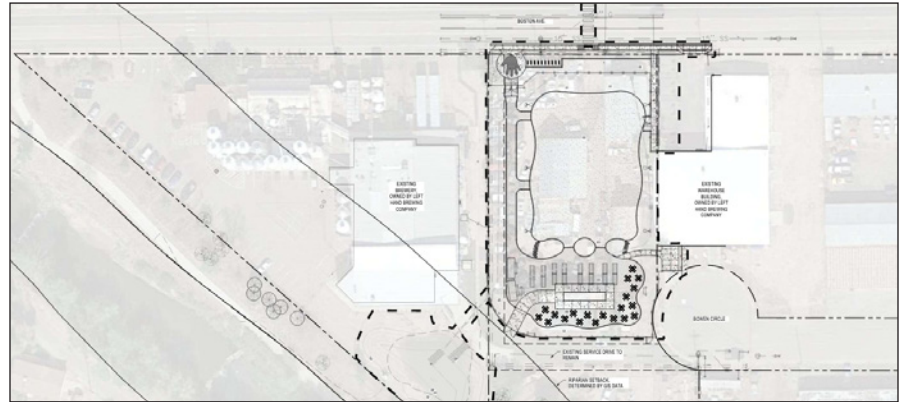
**Landscape Architect:** Russell + Mills Studios Inc.

**Type:** Hospitality

**Square Feet:** 14,241

**Size:** 1 acre

An expansion to Left Hand Brewing Company's beer garden that would add an outdoor bar and seating area plus a 14,241-square-foot artificial lawn.



## Legends at Church Ranch

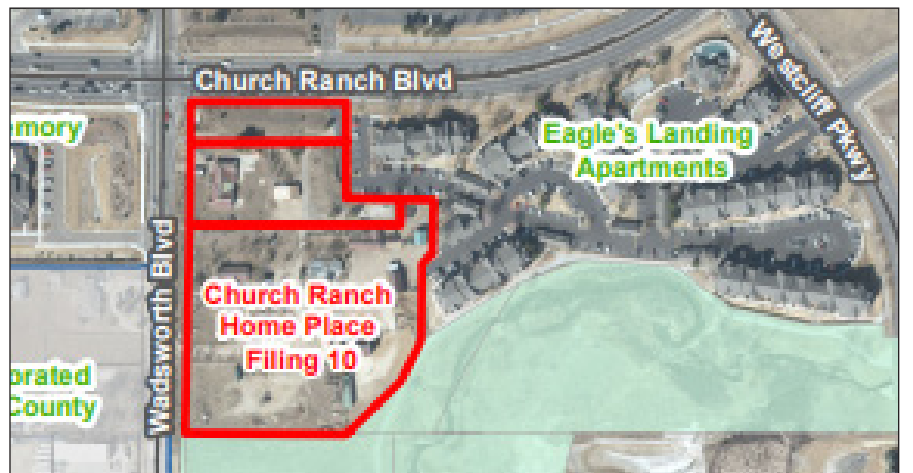
**Location:** Southeast corner of Church Ranch Boulevard and Wadsworth Boulevard, Westminster

**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.



## Lofts at Timberline

**Location:** 2033 S. Timberline Road, Fort Collins

**Owner:** Omnia Cum Deo LLC

**Developer:** Omnia Cum Deo LLC

**General Contractor:** Elder Construction Inc.

**Architecture Firm:** R4 Architects

**Engineering Firm:** Ditesco LLC

**Planner:** TB Group

**Landscape Architect:** TB Group

**Brokerage:** Livingston Real Estate & Development LLC

**Cost:** \$6 million

**Type:** Industrial, Office

**No. of Units:** 19

**Square Feet:** 39,000

**Size:** Two floors

**Construction Start:** July 2020

**Completion:** February 2021

The Lofts at Timberline, a commercial-condominium project just west of Timberline Road on Bear Mountain Drive, has begun construction. The project will include 19 condos and will total 39,000 square feet in size. Each of the units will encompass 2,200 square feet. The project is owed by many of the entities involved in its development, from the real estate agent to engineers to other contractors. From the BizWest archives Commercial condo project begins construction in Fort Collins



## 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.  
**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.



## 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

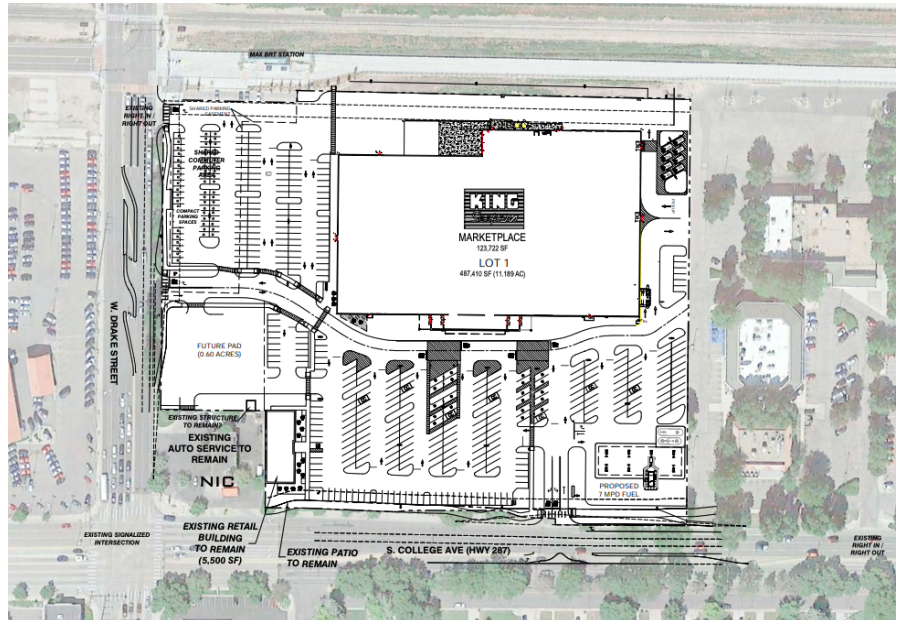
The existing Macy's store is proposed to be adaptively modified from a two-story retail building to a three-story building including predominantly office space. The plan calls for the exterior of the building to be modified to allow for more sunlight inside, a reduction in the number of entry points,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



## 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.



## Morningstar at Old Town

**Location:** North of Cherry Street, west of College Avenue, east of Maple Street  
**Owner:** MorningStar Senior Living  
**Developer:** JD Padilla  
**General Contractor:** Haselden Construction  
**Architecture Firm:** Hord | Coplan | Macht  
**Landscape Architect:** TB Group  
**Type:** Health Care, Mixed-Use, Residential, Retail  
**No. of Units:** 160  
**Square Feet:** 208,695 (total) 19,027 (retail)  
**Size:** 0.58 acres  
**Construction Start:** Q4 2020  
**Completion:** Q4 2022

A 200,000-plus-square-foot retail and senior living space proposed for the biggest remaining undeveloped parcel in Old Town Fort Collins. The top three floors of the four-story building will feature 89 independent-living, 44 assisted-living, and 27 memory-care units. The ground level will have nearly 20,000 square feet of retail space. The project will also feature a parking garage with 504 spaces.



## Mulberry Connection

**Location:** 3801-4099 Redman Dr., at the northwest corner of Redman Drive and I-25 West Frontage Road, Fort Collins  
**Owner:** Poudre Valley Cooperative Association, Inc.  
**Developer:** Komunale Properties  
**Architecture Firm:** Grey Wolf Architecture  
**Engineering Firm:** Kimley-Horn and Associates, Inc.  
**Electrical Contractor:** AE Design  
**Landscape Architect:** Kimley-Horn and Associates, Inc.  
**Type:** Industrial  
**Square Feet:** 164,200 (total); 71,200 (building 1); 93,000 (building 2)  
**Size:** 12.39

Two one-story industrial buildings totaling 164,200 square feet along I-25 West Frontage Road.



## Northfield

**Location:** 0.3 miles northwest of Lemay Avenue and Vine Drive, Fort Collins  
**Website:** <https://mylandmarkhomes.net/>  
**Owner:** Donald Schlagel  
**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.



## Oak 140

**Location:** 140 E. Oak St., Fort Collins  
**Website:** [housingcatalyst.com/oak-140/](http://housingcatalyst.com/oak-140/)  
**Owner:** Fort Collins Downtown Development Authority  
**Developer:** Housing Catalyst  
**General Contractor:** I-Kota Construction  
**Architecture Firm:** Shopworks Architecture  
**Engineering Firm:** JVA Consulting Engineers  
**Landscape Architect:** Ripley Design  
**Type:** Mixed-Use, Multi-Family, Residential, Retail  
**No. of Units:** 78  
**Square Feet:** 95,443  
**Construction Start:** Q2 2021

A 95,000-square-foot, five-story, 78-unit affordable housing complex in downtown Fort Collins. The apartments will be a mix of studios, one-bedrooms, and two-bedrooms. The complex will be restricted to residents who make between 30 percent and 80 percent of the area's average median income. The apartments will take up the top three floors; the second story will be parking; the ground level will feature two commercial units.



## Park 40

**Location:** Colorado Highway 7 and Sheridan Parkway, Broomfield  
**Website:** [www.baselinecolorado.com](http://www.baselinecolorado.com)  
**Owner:** McWhinney Real Estate Services Inc.  
**Developer:** McWhinney Real Estate Services Inc.  
**General Contractor:** CFC Construction  
**Architecture Firm:** Craine Architecture  
**Planner:** TRIO  
**Landscape Architect:** Wenk  
**Cost:** \$22.72 million (estimated based on SEC documents)  
**Type:** Multi-Family  
**No. of Units:** 313  
**No. of Beds:** 433  
**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.



## 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, anticipated to include three retail pad sites, a 100-key hotel and two apartment communities.

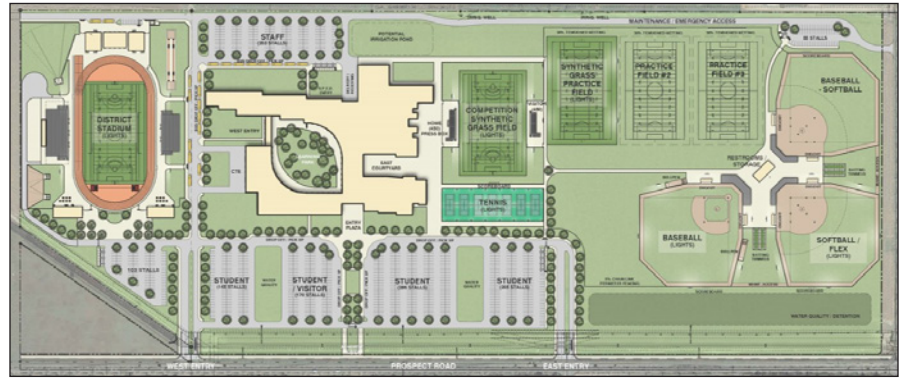




## PSD Prospect School

**Location:** Northwest corner of Prospect Road and LCR 5, Fort Collins  
**Website:** <https://www.psdschools.org/2016-Bond-Mill/New-School-Prospect>  
**Owner:** Poudre School District  
**Architecture Firm:** RBB Architects  
**Engineering Firm:** Northern Engineering  
**Cost:** \$129-\$144 million  
**Type:** Education  
**Square Feet:** 247,500  
**Completion:** 2022

A combined middle-and-high-school with a district athletic complex. The school will have a 1,500-student capacity. When it opens for the 2022-2023 school year, it will serve all middle school grades, plus 9th and 10th grade. One more high school grade will be added each year until 2024-2025, when the school will serve grades 6-12. The athletic complex will consist of a multi-sport lighted stadium with a track, a second multi-use competition field, three practice fields, tennis courts, and three baseball/softball fields. It will also include bathrooms, concessions, and locker rooms for players and referees. The athletic complex will be a second district stadium to compliment French Field at Rocky Mountain High School. The school's name is pending.



## 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.



## Raising Cane's Chicken Fingers

**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.



## Redtail 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.



## 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.'s first in the Boulder market. The plan for the community is to offer multiple lifestyle choices including micro, studio, efficiency, 1, 2 and 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.



## Riverview PK-8 School

**Website:** www.tdsbond.org/domain/27  
**Owner:** Thompson School District  
**General Contractor:** FCI Constructors Inc.  
**Architecture Firm:** Wold Architects & Engineers  
**Engineering Firm:** JVA, Cator Ruma, 3PM Design, BKBM 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.



## Saint John XXIII Catholic Church and Lombardy Student Housing

**Location:** 1220 University Ave., Fort Collins  
**Owner:** Archdiocese of Denver, ATF and FBO Saint John XXIII Catholic Parish (church); Lombardy Evangelical Holdings (housing)  
**Developer:** Blackbird Investments, LLC  
**Architecture Firm:** Integrated Design Group, P.C. (church); Davis Partnership Architects (housing)  
**Engineering Firm:** Northern Engineering  
**Landscape Architect:** BHA Design, Inc.  
**Type:** Mixed-Use, Residential, Church  
**No. of Units:** 337  
**No. of Beds:** 577  
**Square Feet:** 46,000 (total); 38,000 (church); 8,000 (housing)  
**Size:** 5.56 acres

A redevelopment of Saint John XXIII Catholic Church. The existing church will be demolished and replaced by a new church that will include classrooms, a fellowship hall, and a rectory to house priests. The site will also include a student housing development with 577 beds.



## Simms Technology Park

**Location:** South of 112th Avenue, west of Simms Street, Broomfield  
**Owner:** St. John Properties  
**Developer:** St. John Properties  
**Type:** Industrial, Mixed-Use, Office, Retail  
**Square Feet:** 221,040 (Five industrial flex buildings); 202,400 (Two four-story office buildings); 145,520 (Five single-story office buildings); 8,125 (One retail building)  
**Size:** 80.9 acres

A proposed 80-acre technology park that will contain five single-story office buildings, five industrial flex buildings, two four-story office buildings, and one retail building.



## Sleep Inn Rooms and MainStay Suites

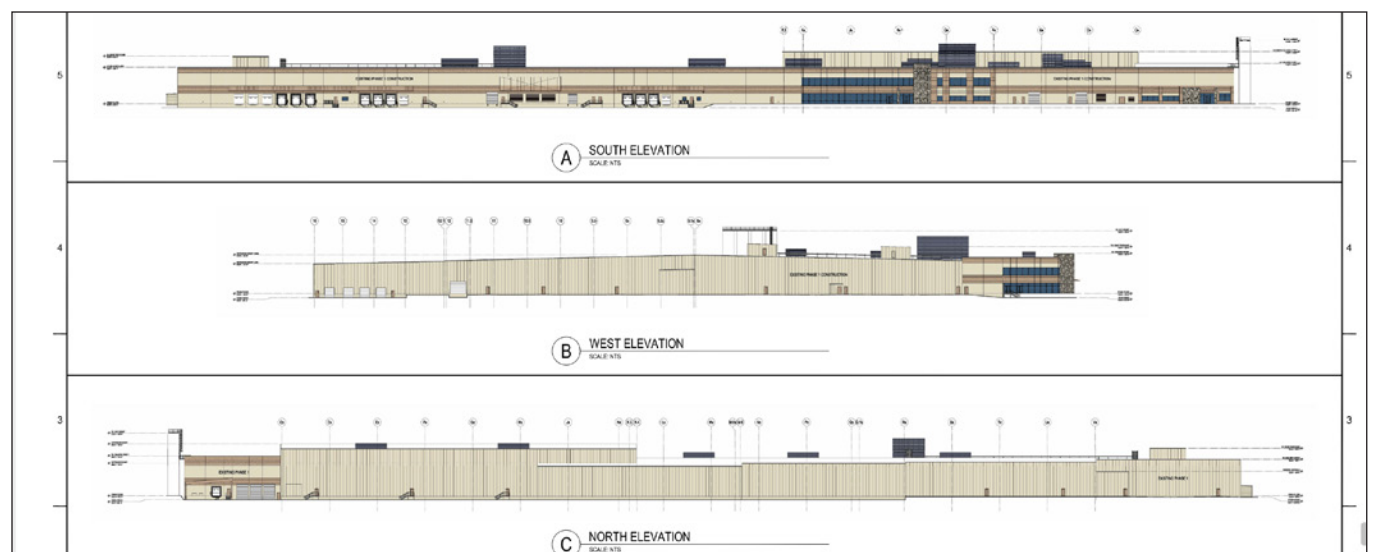
**Location:** Interstate 25 and U.S. Highway 34, Johnstown  
**Owner:** Hart Family Hotels LLC  
**Developer:** Hart Family Hotels LLC  
**Type:** Hotel  
**No. of Rooms:** 98  
**Construction Start:** Early 2020  
**Completion:** Mid 2021

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



## Smucker's Phase II

**Location:** 2900 Peak Ave., Longmont  
**Owner:** J.M. Smucker Co.  
**Architecture Firm:** The Dennis Group  
**Engineering Firm:** The Dennis Group  
**Type:** Industrial  
**Square Feet:** 229,000  
**Construction Start:** 2020  
**Completion:** 2022  
 The planned expansion of the Smucker's Uncrustables plant.



## 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:** TB | 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:** Q4 2020

Spirit Hospitality is building a 107-room Staybridge Suites hotel and a 4,700-square-foot Johnny's 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, a corporate headquarters.



## St. Louis Parish & Boulder Innovation Campus expansion

**Location:** Northeast corner of S. 96th Street and Dillon Road, Louisville

**Owner:** Ascent Community Church

**Developer:** United Properties

**Architecture Firm:** The Dimension Group

**Engineering Firm:** Entitlement & Engineering Solutions

**Type:** Industrial, Mixed-Use, Retail

**Square Feet:** 99,885 (industrial); 3,500 (commercial)

**Size:** 13.37 acres

An expansion of the St. Louis Parish & Boulder Innovation Campus to include a nearly 100,000-square-foot industrial building and a 3,500-square-foot 7-Eleven gas station.



## 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

**Completion:** Early 2021

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, clubhouse, 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 (office)

**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 at Boulder

**Location:** 1750 15th St.  
**Owner:** Core Spaces LLC  
**Developer:** Core Spaces LLC  
**Architecture Firm:** Sopher Sparr Architects LLC  
**No. of Units:** 147  
**Square Feet:** 11,000 (retail)

Plans to transform Boulder's 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's 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

**Location:** Colorado Highway 42 and Paschal Drive, Louisville  
**Website:** gibbonswhite.com/listings/louisville/sale/foundry  
**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 Lakes at Centerra

**Location:** Southeast corner of Kendall Parkway and Boyd Lake Avenue  
**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 Lock at Flatirons

**Location:** 460 Flatiron Blvd., Broomfield  
**Developer:** Pivot Development Co.  
**Architecture Firm:** Dwell Design Studio  
**Engineering Firm:** Kimley-Horn  
**Type:** Multi-Family, Residential  
**No. of Units:** 261  
**Size:** 3.3 acres

A 261-unit multi-family housing development that will feature studio, one-bedroom, two-bedroom, and three-bedroom units. Options will range in size from 619 square feet to 1,405 square feet. Amenities in the development will include a pool, fitness center, and rooftop deck. The projected rents are comparable to existing developments in the area and are expected to be between \$1,400 and \$3,500 while offering additional features including rooftop amenity space and secure access parking for the residents.



## The Quarry by Watermark

**Location:** Southeast corner of Shields Street and Hobbit Street, Fort Collins  
**Owner:** North Spring Creek Properties, Inc.  
**Developer:** Watermark Residential  
**Architecture Firm:** Studio M  
**Landscape Architect:** Ripley Design  
**Type:** Mixed-Use, Multi-Family, Residential, Retail  
**No. of Units:** 350  
**Square Feet:** 12,000 (commercial)  
**Size:** 19.5 acres

A proposed 350-unit residential development at the southeast corner of Shields Street and Hobbit Street, about 700 feet south of Prospect Road. The development would include eight three-story multifamily apartment buildings, 10 duplexes that will be a mix of one-and-two-story units, one commercial building, and one mixed-use commercial and multifamily building.



## The Rose and Raven

**Location:** 511 E. South Boulder Rd., Louisville  
**Owner:** Joshua Martinson and Brant Clark, d.b.a Corvus Nidus, LLC  
**Developer:** Joshua Martinson and Brant Clark, d.b.a Corvus Nidus, LLC  
**Architecture Firm:** Caddis, P.C.  
**Engineering Firm:** JVA  
**Electrical Contractor:** Boulder Engineering Company  
**Plumbing Contractor:** Boulder Engineering Company  
**Landscape Architect:** Tope Landscape Architecture  
**Type:** Retail  
**Square Feet:** 14,000

A 14,000-square-foot craft cider brewery that will feature indoor and outdoor seating, a kitchen, and a food truck court.



## The Spoke on Coffman

**Location:** 518 Coffman St., Longmont  
**Website:** bouldercounty.org/families/housing/developments/coffman/  
**Owner:** Longmont Downtown Development Authority; Boulder County Housing Authority  
**Developer:** Longmont Downtown Development Authority; Boulder County Housing Authority  
**Architecture Firm:** RNN Architects  
**Engineering Firm:** Rocky Ridge Civil Engineering  
**Landscape Architect:** LLG International  
**Cost:** \$28.8 million  
**Type:** Multi-Family, Residential  
**No. of Units:** 73  
**Square Feet:** 10,000 (commercial); 1,300 (3-bedroom); 950 (2-bedroom); 650 (1-bedroom)  
**Construction Start:** September 2020  
**Completion:** Spring 2022

A 73-unit affordable housing development in downtown Longmont that will feature one-, two-, and three-bedroom units, plus 10,000 square feet of commercial space. The units will be restricted to people earning 60 percent of the area median income, which would be \$48,360 for a one-person household or \$69,060 for a family of four. Twelve units will be subsidized for families earning 30 percent of the area median income, equivalent to \$34,530 for a four-person household or \$24,180 for one person.



## Town of Superior Community Marketplace

**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 Land Rover car dealership that the town of Superior is reconfiguring into a high-demand community area, including meeting/community spaces, a cafe, a game zone and plenty of activity and flex areas.



## Trade @ 2534

**Location:** Northeast corner of Trade Street and Union Street, Johnstown  
**Website:** https://www.commercialexchange.com/listing/25149804/NE-Corner-of-Trade-St-Union-St-Johnstown-CO-80534  
**Owner:** United Properties  
**Developer:** United Properties  
**Brokerage:** NAI Affinity  
**Type:** Industrial  
**Square Feet:** 280,323 (total); 72,896 (Building 1); 145,008 (Building 2); 62,419 (Building 3)  
**Construction Start:** Spring 2021

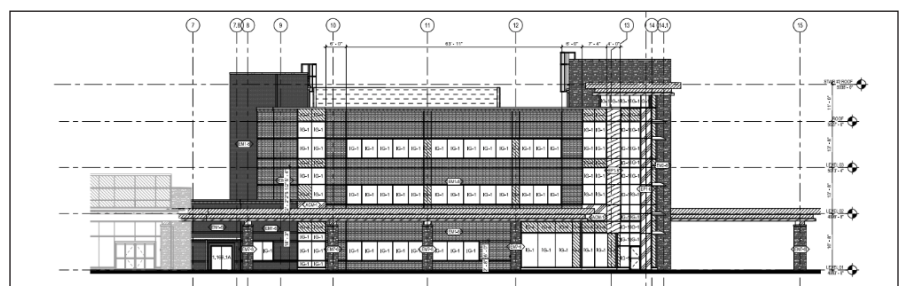
A three-building, 280,000-plus-square-foot industrial development in the 2534 community in Johnstown. The project includes two front entry/rear load buildings of 72,896 and 62,419 square feet, plus one high-clearance cross-dock building of 145,008 square feet.



## 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.



## 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.



## 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's locations in Loveland and Fort Collins.



## 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. (MEP); Martin/Martin Inc. (structural); Northern Engineering (civil); CML Security (detention)  
**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 is currently 219,579 square feet and houses 779 beds, plus the associated administrative and support spaces. Roche Constructors was awarded the first phase of the project in 1996, completed the maximum-security phase expansion in 2003, and then added another 374 beds to the jail in 2007. The design-build Jail 2 West Expansion consists of two phases — a three-story addition that will add 130,296 square feet with 381 beds and a renovation of approximately 18,000 square feet in the existing building. When complete, the complex will be 347,105 square feet and house 1,160 beds. The addition is built on a load-bearing spread footing foundation system with a steel frame/composite slab and steel frame/braced joist building frame system. The building is a mirror image of the third expansion completed in 2007 with the addition of a third floor. The first floor is home to single-story cells for temporary inmates. The second floor contains the main area for the housing units, which are stack cells. The third floor has close watch cells, the master control area, and administration space including open offices and conference rooms. The second phase of the project is a remodel of the existing kitchen/storage area. Scope of work includes removal and adjustment of walls and doorways, moving dishwashing operations outside of the existing kitchen area, and rearranging and adding kitchen equipment to the current kitchen.



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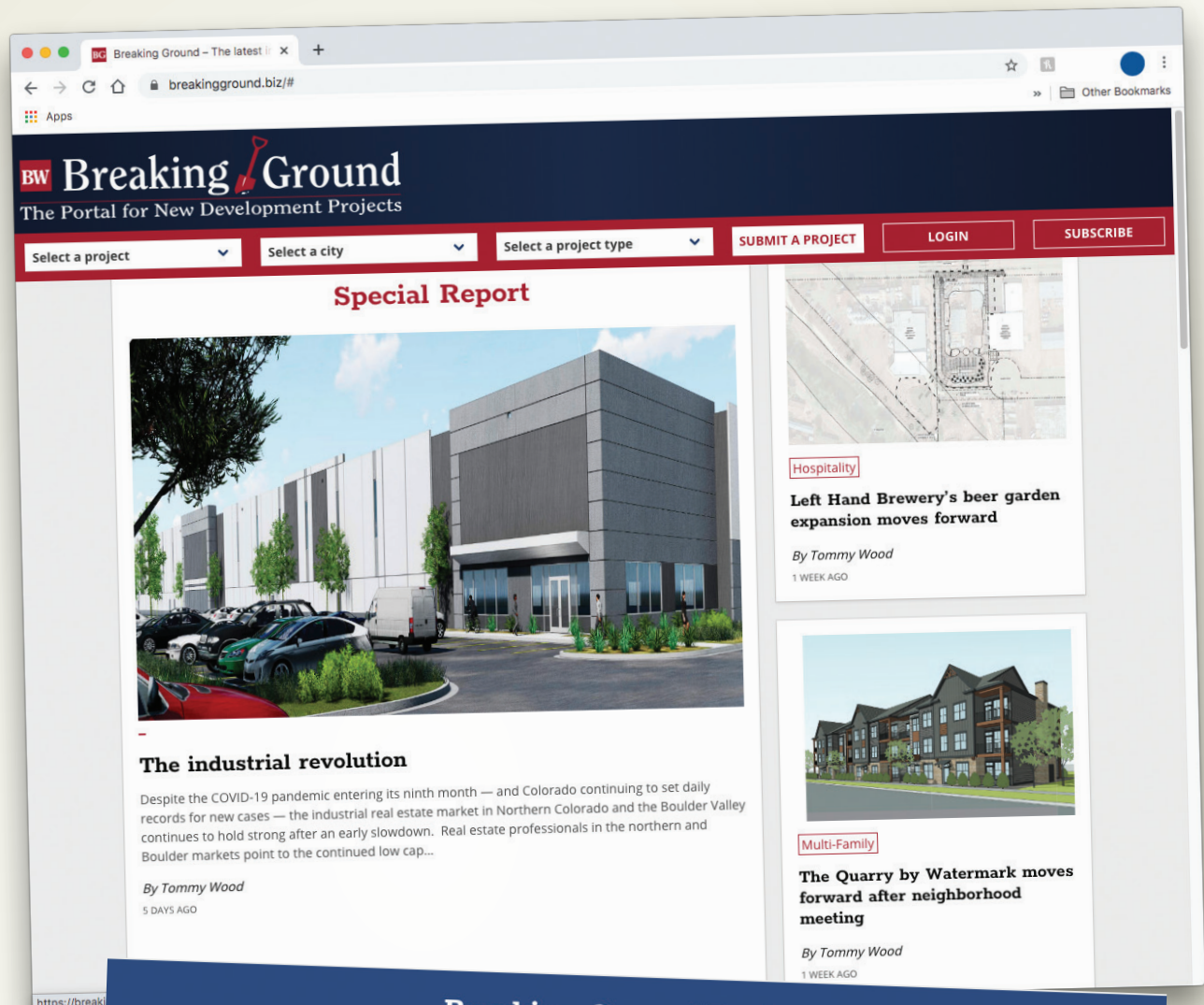
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