

Breaking Ground

The Portal for New Development Projects

A RUNDOWN OF EMERGING DEVELOPMENT PROJECTS



Oak 140

Location: 140 E. Oak St.; Fort Collins
Website: 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.

BizWest

The Business Journal of the
Boulder Valley and Northern Colorado

May 2021

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1123 Walnut

Location: 1123 Walnut St.; Boulder
Website: www.brayarchitecture.net
General Contractor: Sand Construction
Architecture Firm: Bray Architecture
Brokerage: Gibbons White
Cost: \$5 million
Type: Hospitality, Mixed-Use, Office, Retail
Square Feet: 10,000
Construction Start: October 2020
Completion: January 2022

Demolition and re-build of a downtown building for more retail, hospitality and office space. There will be 1,500 square feet of ground-floor retail facing Walnut St. The second floor 4,500 square feet of office space, and the rest of the building will be dedicated to ground-floor hospitality.



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: Hartrnft 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'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: https://bouldercolorado.gov/housing/30pearl
Owner: City of Boulder
Developer: Boulder Housing Partners
No. of Units: 120 affordable units
Construction Start: Late 2019
Completion: Spring 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.

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."



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
Completion: 2023

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.





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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.



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.



Airpark North

Location: South of East Larimer County Road 30 & west of Interstate 25; Loveland
Website: www.bhdevelopersre.com
Developer: BH Developers Inc.
General Contractor: Gerrard Excavating Inc.
Architecture Firm: Infusion Architects
Landscape Architect: Ripley Design Inc.
Brokerage: Cushman & Wakefield
Type: Industrial
Size: 61 acres

Airpark North offers 61 acres of industrial land in a rapidly developing area. This property offers close proximity to Northern Colorado Regional Airport, Interstate 25 and other transportation corridors, as well as innovation and technology-based companies.



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 UHealth Broomfield Hospital and Children's Hospital Therapy Center. Project provides for custom-built space from 1,500 to 60,000 square feet.



B Line Flats

Location: Westminster Station Drive adjacent to the city of Westminster/RTD Parking Garage; Westminster
Owner: Brinkman
Developer: Brinkman
General Contractor: Brinkman Construction
Architecture Firm: EVStudio
Planner: EVStudio
Cost: \$37 million
Type: Mixed-Use, Multi-Family, Office, Residential, Retail
No. of Units: 140
Square Feet: 150,000
Construction Start: April 2020
Completion: June 2021

B Line Flats is a mixed-use, transit-oriented development in Westminster. The 150,000-square-foot community will include ground-floor live/work units, retail, restaurant and office space. The remaining four stories in each building will house for-rent apartments comprised of studio, one- and two-bedroom units. The planned design includes quality finishes, stainless steel appliances and in-unit laundry. The amenitized property will include a fitness center, 5th-floor lounge and patio and adjacent public community amphitheater, parks and trails.



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Bachus & Schanker Fort Collins office

Location: 2630 Illinois Dr.; Fort Collins
Owner: Bachus & Schanker
Developer: Intelligent Commercial Environments
Architecture Firm: Aller Architects
Engineering Firm: JR Engineering
Type: Office
Square Feet: 3,300
Construction Start: May 2021
Completion: September 2021

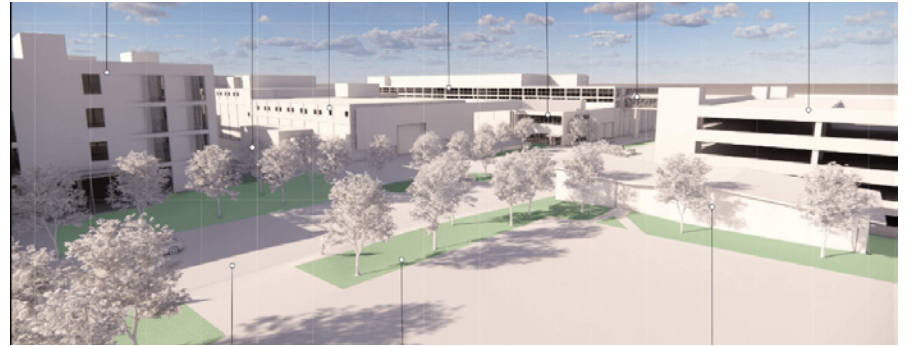
Denver-based injury law firm Bachus & Schanker is building a new office building in east Fort Collins to house their operations in the city. The 3,300-square-foot office will be located at the southeast corner of E. Drake Road and Illinois Drive, just east of the intersection of E. Drake Road and S. Timberline Road. The building will replace the office that the firm is leasing in the Opera Galleria building at 123 N. College Ave.



Ball Aerospace expansion

Location: 1600 Commerce St.; Boulder
Owner: Ball Corp.
Developer: Ball Corp.
Architecture Firm: Page Southerland Page, Inc.
Type: Industrial
Square Feet: 375,000
Size: 27 acres

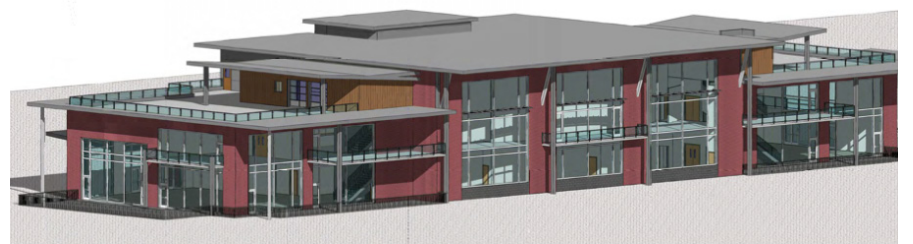
Ball Aerospace & Technologies Corp. is proposing a major expansion to its Boulder operations with three buildings totaling about 375,000 square feet, including one 295,000-square-foot building and two buildings of 40,000 square feet each. The expansion would also include an 850-space parking garage and a sky bridge over Commerce Street. A groundbreaking date has not been announced, but construction will be done in three phases and is expected to take about 15 years.



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 Fire Rescue Station #3

Location: 2751 & 2875 30th St. Boulder
Website: bouldercolorado.gov/planning/fire-station-3-relocation-4
Owner: City of Boulder
Architecture Firm: Davis Partnership Architects
Engineering Firm: Martin/Martin
Landscape Architect: Davis Partnership Architects
Cost: \$13,000,000
Type: Government
Square Feet: 29,000
Construction Start: Q3 2022

The City of Boulder is constructing a new Fire Station #3 near the southwest corner of 30th Street and Valmont Road. The 29,000-square-foot building will host four vehicle bays, administrative offices, and living quarters for firefighters on duty. The area the station will service is currently outside of the industry-standard four-minute response time for all Boulder fire stations. The city purchased the land for the building from Boulder RV Service for \$9 million in 2019. Existing structures on the site will be demolished. Concept plans call for the station to adhere to LEED standards and be a Net Zero Energy building. The station will replace the



existing Fire Station #3, which has been located at 1585 30th St. since 1965. That station has

become outdated and undersized, and is also within the 100-year floodplain.

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

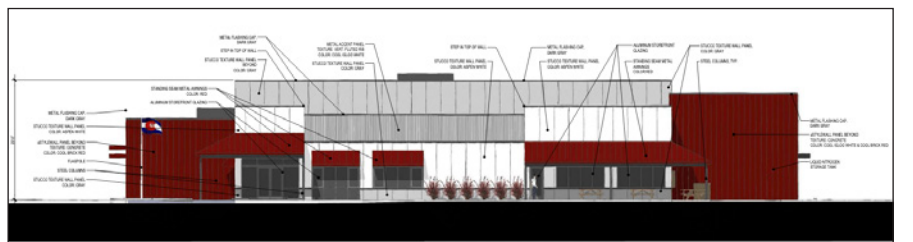
Denver-based Sagebrush Cos. plans a 54,000-square-foot, three-story industrial office complex on 2.5 acres of vacant land at 5125 Pearl Parkway.



Burrito Kitchens production facility

Location: 295 Pinnacle St.; Longmont
Website: burritokitchens.com
Owner: Burrito Kitchens
Architecture Firm: DAJ Design
Engineering Firm: The Sanitas Group
Landscape Architect: Nature's Design Associates LLC
Type: Industrial
Square Feet: 30,000
Size: 7 acres

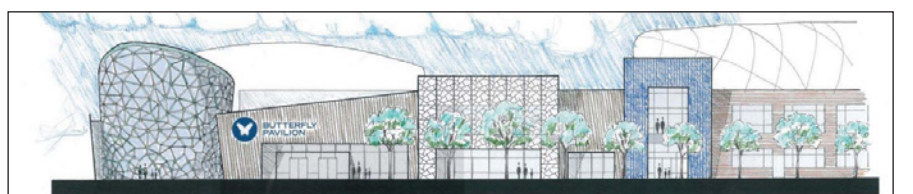
A new production facility for Burrito Kitchens, a manufacturer of frozen microwavable burritos that also includes Lorenzo's Burritos under its brand umbrella.



Butterfly Pavilion — Center for Invertebrate Research and Conservation

Location: Colorado Highway 7 and Sheridan Parkway; Broomfield
Cost: \$55 million
Square Feet: 81,000
Construction Start: 2022
Completion: 2023

The Butterfly Pavilion will relocate from Westminster and will build the 81,000-square-foot Center for Invertebrate Research and Conservation in Broomfield's Baseline development. The center is designed to be a global hub of invertebrate conservation, research and education.



Byrd Flex

Location: Southeast corner of Byrd Drive and Rockwell Avenue; Loveland
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.



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.



Carbon Valley Lutheran Church

Location: Firestone Crossing; Firestone
Website: www.firestoneco.gov
General Contractor: Mayan Construction Services LLC
Architecture Firm: Tredo Group LLC
Engineering Firm: Prism Design & Consulting Group
Electrical Contractor: High Plains Electric Inc
Plumbing Contractor: Hernandez Brothers Plumbing LLC
HVAC Contractor: J&J Heating Inc.
Planner: Prism Design & Consulting Group
Landscape Architect: Jon Walsh Landscape Architect LLC
Cost: \$875,000
Type: Office
No. of Units: 1
Square Feet: 11,025
Construction Start: November 2020
Completion: Summer 2021

The Carbon Valley Lutheran Church is a renovation of the former greenhouses located in the Firestone Crossing area at the southwest area of Firestone and Colorado Boulevards.



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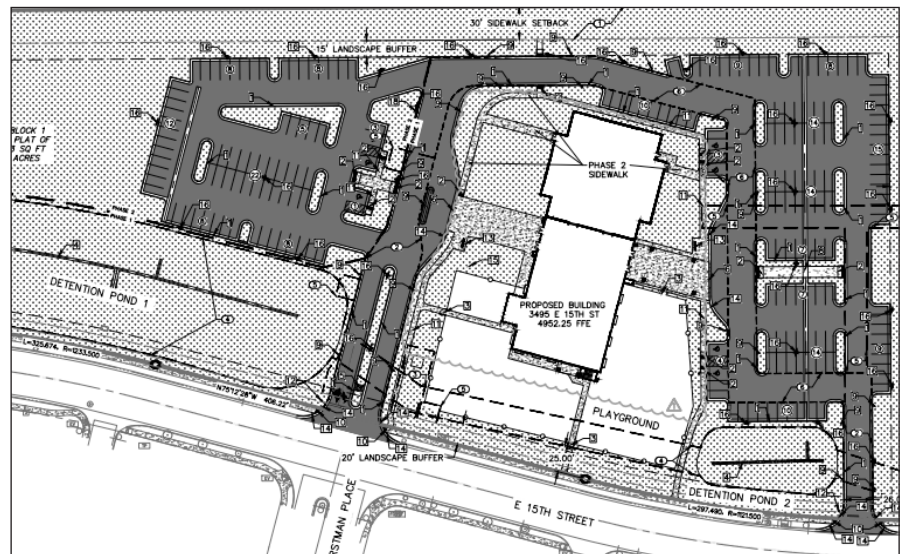
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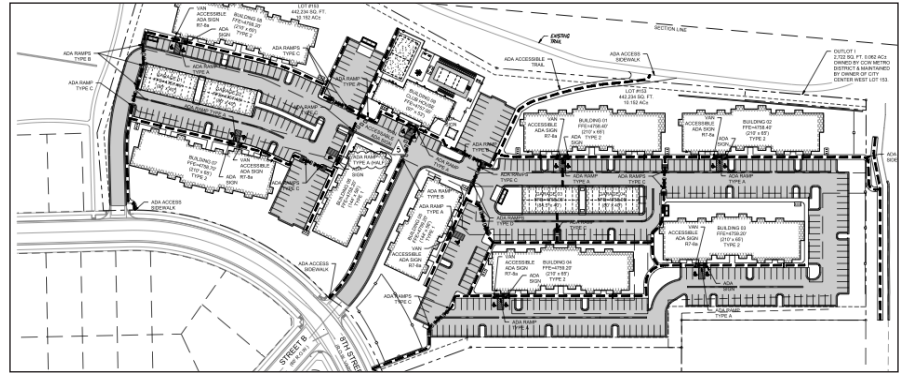
Location: 3503 E. 15th St., on the west side of Boyd Lake Avenue; Loveland
Developer: Oaster Facility Solutions
Engineering Firm: Olsson Associates
Type: Church
Square Feet: 57,030
Size: 11.14 acres

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

City Center 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.



Copper Platte

Location: Northeast corner of the Greeley Mall; Greeley
Owner: Inland Group
Developer: Inland Group
Type: Multi-Family, Residential
No. of Units: 224
Construction Start: Q2 2021

A proposed eight-building income-restricted apartment complex in the northwest corner of the Greeley Mall. The complex would have 224 units: 64 one-bedroom, 104 two-bedroom, 40 three-bedroom and 16 four-bedroom. The units would be restricted to people earning less than 60 percent of the area median income, capping rent at \$949 for a one-bedroom and \$1,467 for a four-bedroom. Copper Platte is being developed by Spokane, Washington-based Inland Group, which operates senior living homes



and affordable housing complexes in Loveland, Lafayette, Longmont, Fort Collins, Colorado Springs, Parker and Aurora. The city of Greeley

approved \$13.4 million in private activity bonds to support the project in August 2020.

County building redevelopment and expansion

Location: 205 E. Sixth St.; Loveland
Owner: 6th St. Library LLC
Brokerage: Dehn Real Estate
Type: Mixed-Use, Multi-Family, Residential, Retail
No. of Units: 10-11

A proposed redevelopment and expansion of the former Larimer County building in downtown Loveland that would convert the property into a mixed-use space with commercial tenants on the ground floor and residential units above. The expansion would add two stories on top of what already exists.



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

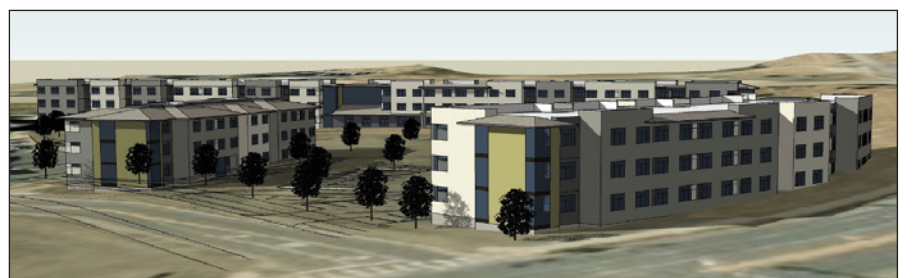
A 208-unit apartment complex consisting of studios, two-bedroom units, three-bedroom units, and townhomes. Amenities include grills, dining area, pool, hot tub, a central green/park space, a pond, family play area and a dog park. A clubhouse will have mail/package delivery, kitchen, lounge, and leasing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



Crosswinds at Arista

Location: 8710 Uptown Ave.; Broomfield
Owner: Gorman & Company
Developer: Gorman & Company
Architecture Firm: Workshop8
Planner: Ware Malcomb
Landscape Architect: Norris Design
Type: Multi-Family, Residential
No. of Units: 159
Size: 6.24 acres

A 159-unit multi-family housing complex in Broomfield that would feature a mixture of one-, two-, and three-bedroom units across three three-story buildings. The units would range from 550 square feet for a one-bedroom to 1,100 square feet for a three-bedroom. The development would be located east of Wadsworth Parkway and south of Uptown Avenue.



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

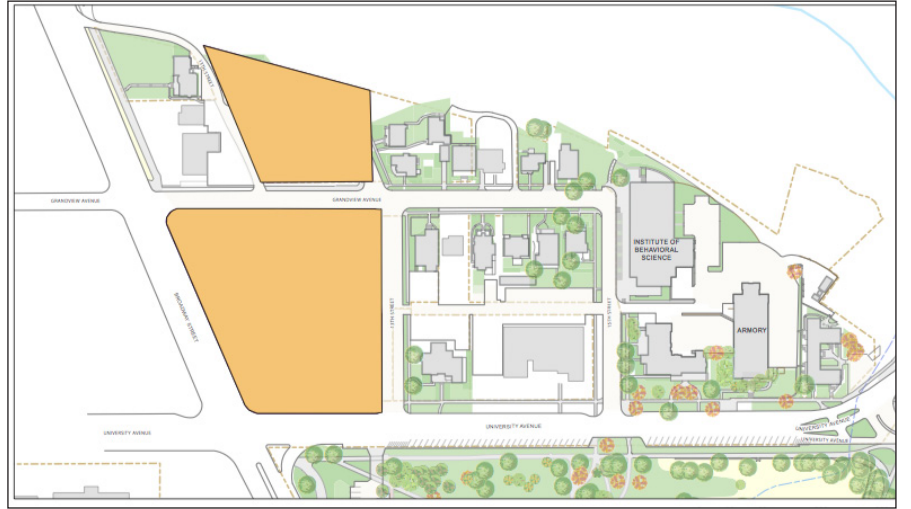
No. of Rooms: 250

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.



Discovery Air

Location: Southeast portion of Northern Colorado Regional Airport, between Earheart Drive and Crossroads Blvd., directly south of the future Homestead Hangars project; Loveland

Owner: Water Valley Development Co.

Developer: Business Aviation Group, LLC

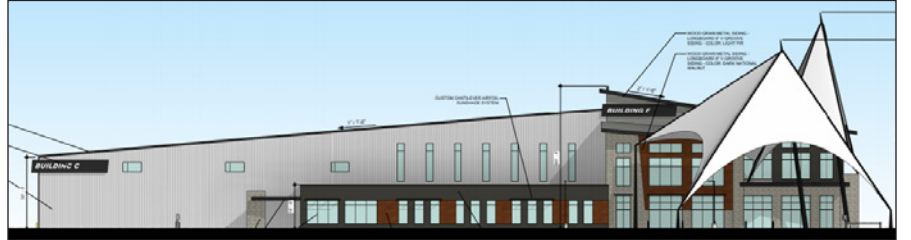
Architecture Firm: Hauser Architects

Type: Transportation

Size: 30.14 acres

Construction Start: January 2021

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. One hangar will be the largest at the airport at 29,494 square feet. 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.



Downtown Greeley bank and retail center

Location: 1114 & 1130 8th Ave., 717 12th St.; Greeley

Owner: Richmark Cos.

Type: Retail

Square Feet: 11,545

The former Firestone Auto Repair Service building is being renovated into a multi-tenant building featuring a bank with a drive-thru, a retail shop, and a restaurant with a patio.



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 Windsor Development

Location: Intersection of U.S. Highway 287 and Ash Street; Windsor

Owner: Brinkman

Developer: Brinkman

General Contractor: Brinkman Construction

Architecture Firm: OZ Architecture

Engineering Firm: Interwest Consulting Group

Planner: Russell + Mills

Cost: \$21 million (first phase)

Type: Hospitality, Mixed-Use, Residential, Retail

Square Feet: 76,325

Completion: September 2021

Currently in the design phase, the Downtown Windsor project vision includes the creation of a mixed-use destination, blending an optimum fusion of residential, retail, hospitality, dining, and entertainment options. The project will provide connectivity with existing businesses and outdoor areas. 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.



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 (MEFPF)
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.



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.

Fairway Apartments

Location: College Ave and Fairway Lane; Fort Collins
Developer: Jensen LaPlante Development and Keystone Real Estate
General Contractor: Shaw Construction
Architecture Firm: infusion architects
Engineering Firm: Sanderson Stewart
Planner: TB Group
Cost: \$60,000,000
Type: Multi-Family
No. of Units: 264
Construction Start: Q4 2020 anticipated

Fairway Apartments is a proposed 264-unit, market-rate apartment community to be located on 10.3 acres at the intersection of South College Avenue and West Fairway Lane in Fort Collins. The community is designed in a modern farmhouse style and will offer a mix of studio, one-bedroom, and two-bedroom floorplans with an average size of 779 rentable square feet. The site plan includes nine 3-story residential buildings, 44 private garages, and a 5,000-square-foot clubhouse. The residents will have immediate access to the TransFort South Transit Center, Mason Trail, and a variety of retailers, restaurants, and business services. The community clubhouse will feature: community living room and kitchen with coffee bar; state of the art fitness center and yoga/spinning room;



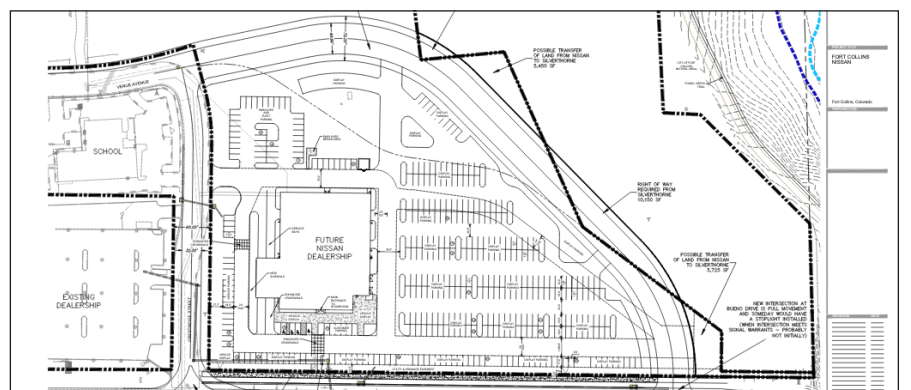
co-working space with laptop bar, private offices, and open collaboration spaces; pet wash; bike/ski tune shop; and resort-style swimming pool with sun deck and hot tub. The community will offer numerous EV charging stations and PV

solar arrays. Residences will include quartz counters, Energy Star appliances, in-unit washers/dryers, walk-in closets, and balconies/patios.

Fort Collins Nissan expansion

Location: 5811 S. College Ave.; Fort Collins
Owner: Valley Auto Group
Planner: TB Group
Type: Retail
Square Feet: 40,000

Valley Auto Group -- owner of Fort Collins Nissan -- is proposing an expansion to its existing dealership featuring a new 40,000-square-foot sales-and-service building and a new lot that will hold up to 330 cars. The existing building on the property will be converted into a Kia dealership, also owned by Valley Auto Group.



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

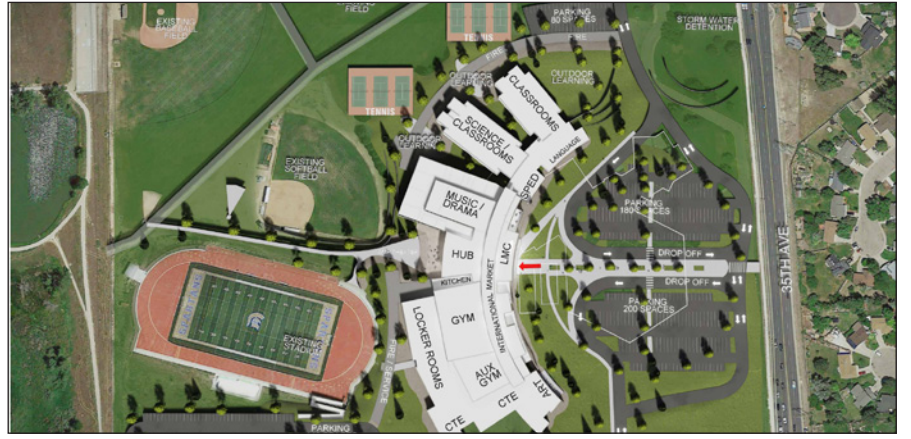
Construction of a new three-story commercial building to include restaurant, office and retail tenants, located on the northeast corner of Fourth and Garfield streets.



Greeley West High School Replacement

Location: 2401 35th Ave.; Greeley
Owner: Greeley-Evans School District 6
Developer: Greeley-Evans School District 6
General Contractor: Adolfsen & 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.



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.'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: Del Camino Business Park; Firestone
Website: www.firestoneco.gov
Developer: Firestone Express LLC
General Contractor: Total Development Corp.
Architecture Firm: Ted R. Locke
Engineering Firm: Permontes Group
Electrical Contractor: Exclusive Electric of Denver Inc.
Plumbing Contractor: Garrett Plumbing
Planner: Permontes Group
Landscape Architect: Permontes Group

Cost: \$5,586,500
Type: Hospitality, Hotel
No. of Rooms: 72
Construction Start: July 2020

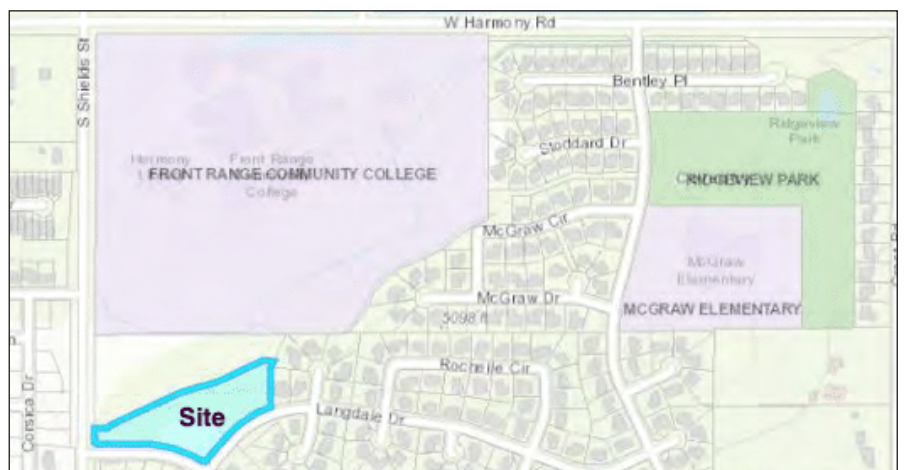
This three-story 72-room hotel with indoor pool is under construction within the Del Camino Business Park in Firestone, at Interstate 25 and Colorado Highway 119/Firestone Boulevard.



Homestead at Clarendon Hills

Location: Shields and Clarendon Hills Drive; Fort Collins
Website: realestatebymosaic.com
Developer: Homestead at Clarendon Hills LLC
General Contractor: Mosaic Land Development LLC
Engineering Firm: Northern Engineering
Planner: TB Group
Landscape Architect: TB Group
Brokerage: Mosaic Real Estate LLC
Cost: \$1,500,000 (Lots Only)
Type: Residential
No. of Units: 8
No. of Homes: 8
Construction Start: May 1, 2021
Completion: Aug. 1, 2021

An eight-lot infill development located within the established Clarendon Hills neighborhood in Fort Collins. This is a former church site and the final vacant land parcel within one of Fort Collins' iconic developments completed more than 30 years ago. The site is the former homestead site for a pioneering Fort Collins family. The log-cabin residence that occupied this site has been relocated to Library Park in Old Town.



Hub Boulder

Location: 770 28th St. & 777 29th St.; Boulder
Owner: Neda Enterprises Partnership LP
Developer: Core Spaces
Architecture Firm: Sopher Sparr
Type: Residential
No. of Units: 92
Square Feet: 133,255

A student-housing project proposed for the northeast corner of Baseline Road and 28th Street, near other student-housing developments such as the Lotus, U Club on 28th, Spanish Towers, and more. Hub Boulder would consist of 92 four-bedroom units in a three-story, 133,255-square-foot building. The project will replace the 99-room Best Western Plus Boulder Inn on the site, which has been there since 1970. The property is owned by Saskatchewan-based partnership Neda Enterprises, which purchased it for \$950,000 in 1996.



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; 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

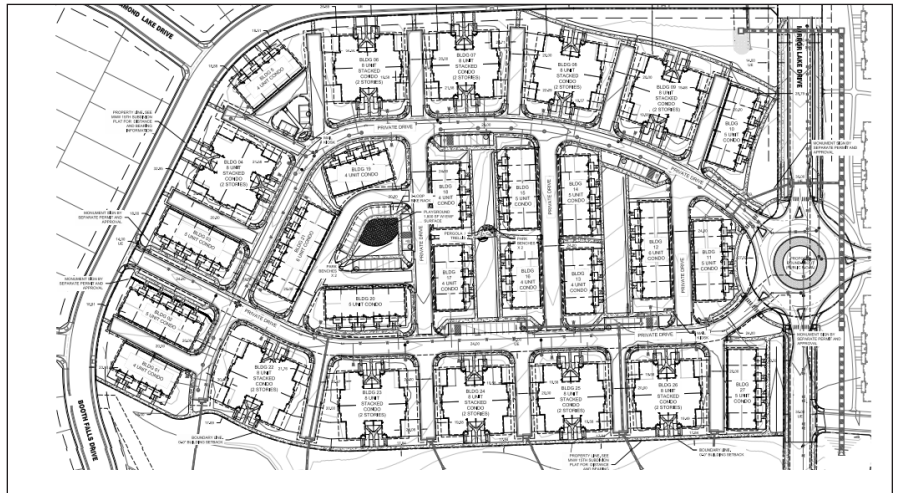
This project consists of two separate parcels of land located in the Indian Peaks Subdivision. The “North Parcel” is located at the southwest corner of Baseline Road and 95th Street. The “South Parcel” is located at the northwest corner of Paschal Drive and 95th Street. Both parcels will provide commercial and residential uses. also feature a two-story, mixed-use building with commercial space on the first floor and residential on the second.



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

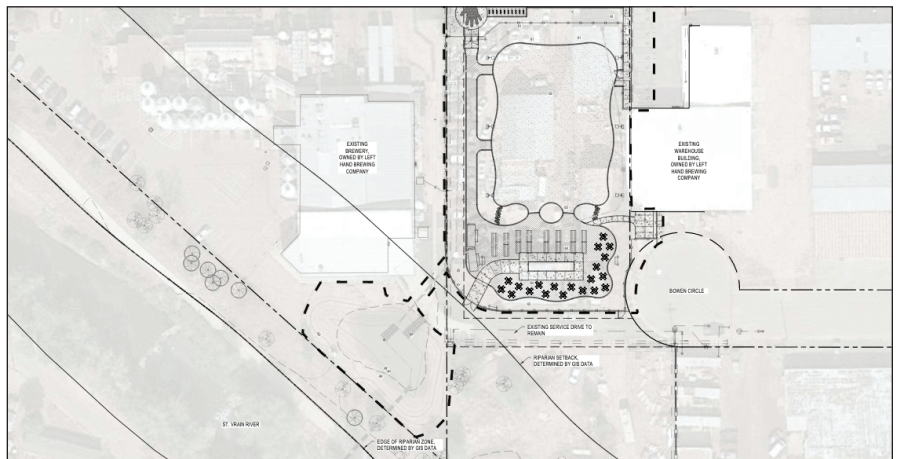
Proposal to build a 27-building, 160-unit multi-family housing development within the Lakes at Centerra. It would contain two-and-three-bedroom condominiums.



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

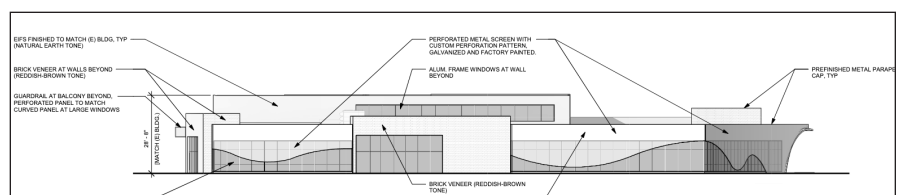
Minnesota-based developer and property management firm Dominion Management Services LLC plans to build a 205-unit affordable housing community for seniors on a 6-acre parcel at the southeast corner of Church Ranch Boulevard and Wadsworth Boulevard.



Linc Library Innovation Center

Location: 501 8th Ave.; Greeley
Owner: High Plains Library District
Architecture Firm: Barker Rinker Seacat
Type: Education
Construction Start: Fall 2021

The former Greeley Tribune building is being renovated and expanded into a new High Plains Library District library.



Longmont Costco

Location: South of Ken Pratt Boulevard., east of Martin Street; Longmont
Owner: Costco
Developer: Costco
Type: Retail
Square Feet: 150,000
Size: 50
Completion: 2024

The City of Longmont and Costco have established a framework for a public-private partnership to bring a 150,000-square-foot store to the southeast portion of the city, directly south of Ken Pratt Boulevard and less than one mile east of U.S. Highway 287. The partnership would see the city provide Costco with more than \$12.5 million worth of property improvements, development costs, raw water acquisitions and community investment fee rebates. Land acquisition and site development approval processes for the project are expected to take until mid-2021.



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.



Marpa House redevelopment

Location: 891 12th St.; Boulder
Owner: 891 12th LLC
Architecture Firm: ESA Architects
Brokerage: My Boulder Rental
Type: Residential
No. of Units: 16
Square Feet: 15,540

The Marpa House, a former group living facility for the Buddhist group Shambhala on the University Hill, is being redeveloped into student housing. The building will consist of 16 three-bedroom units. Other updates in the redevelopment will include beautification of the building exterior, modernized HVAC systems, and new plumbing. The property was purchased from Shambhala for about \$5 million in 2019 by an ownership group led by developer John Kirkland. The building was originally constructed in 1923 to serve as the Sigma Alpha Epsilon fraternity house, and was taken over by Shambhala in 1973.



Medtronic

Location: Northeast corner of U.S. 287 and Dillon Road; Lafayette
Owner: Ryan Companies UC, Inc.
Developer: Ryan Companies UC, Inc.
General Contractor: Ryan Companies UC, Inc.
Architecture Firm: MOA Architecture
Engineering Firm: Martin/Martin
Landscape Architect: Norris Design, Inc.
Type: Health Care
Square Feet: 600,000
Construction Start: Spring 2021
Completion: Spring 2022

Medical device maker Medtronic Inc. is proposing a new corporate campus just south of the Good Samaritan Medical Center in Lafayette. The company had previously targeted Louisville for its new campus. The project will consist of three five-story buildings that will be built in two phases. All of Medtronic's existing operations and employees in Louisville and Gunbarrel would be relocated to Lafayette.



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)

A two-phase student-housing development that will house up to 2,700 Colorado State University students.



Midtown Gardens Marketplace

Location: 2445 and 2505 S. College Ave.; Fort Collins
Owner: King Soopers, Inc.
Developer: King Soopers, Inc.
Architecture Firm: CR Architecture & Design
Engineering Firm: Galloway & Co., Inc.
Landscape Architect: Galloway & Co., Inc.
Type: Retail
Square Feet: 123,790

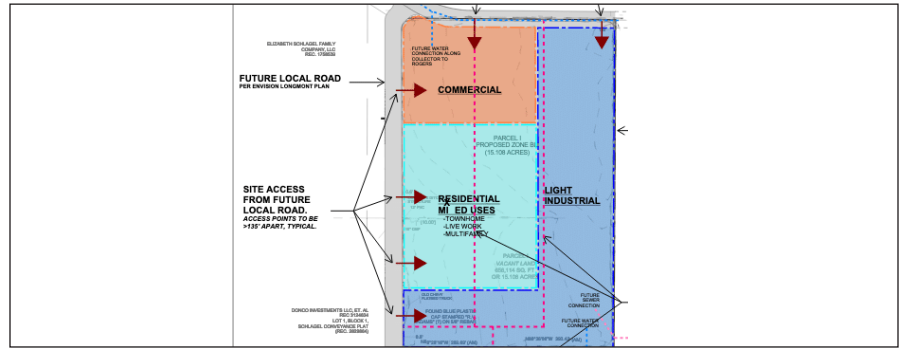
A redevelopment of the former K-Mart in midtown Fort Collins near the intersection of S. College Avenue and Drake Road. The project will consist of a King Soopers grocery store with drive-thru pharmacy and gas station. The Jiffy Lube in the southeast portion of the property will remain.



ModernWest

Location: 3632 Nelson Rd.; Longmont
Owner: Modern West Properties LLC
Developer: Modern West Properties LLC
Type: Industrial, Mixed-Use, Multi-Family, Retail
Size: 16 acres

A proposed 16-acre, multi-use community in west Longmont, north of Nelson Road, east of Airport Road, south of Rogers Road, and west of S. Anderson St. It would be adjacent to Anderson Storage and Nelson Road Veterinary Clinic. The property was annexed into Longmont in 2019. The owner of the land, Modern West Properties LLC, is registered to Derek Guarascio, founder of Niwot-based luxury home builder Treeline Homes, Inc. The project calls for a mix of commercial, light industrial, and high-density residential uses.



Montava

Location: North of Vine Drive, east of Turnberry Road, west of the Budweiser brewery, and south of Richard Lake Road; Fort Collins
Website: ourcity.fcgov.com/Montava
Owner: HF2M, Inc.
Developer: HF2M, Inc.
Engineering Firm: Martin/Martin
Planner: DPZ CoDesign
Landscape Architect: BHA Design, Inc.
Type: Education, Hospitality, Mixed-Use, Multi-Family, Residential, Retail
No. of Units: 4,200
Square Feet: 450,000-750,000 (commercial)
Size: 850 acres
Completion: 2045

Development of 850 acres of vacant rural land near the Anheuser-Busch brewing facility. In a planned buildout of more than 25 years, the community will include residential, commercial, and hospitality developments, as well as schools and an urban agriculture space.



Morningstar at Old Town

Location: North of Cherry Street, west of College Avenue, east of Maple Street; Fort Collins
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.



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.



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.



North Boulder Library

Location: 4540 Broadway St.; Boulder
Owner: City of Boulder
Developer: City of Boulder
Architecture Firm: WORK Architecture Company
Engineering Firm: Studio NYL
Landscape Architect: JB Fieldwords
Type: Government
Square Feet: 13,500
Construction Start: January 2021
Completion: Q1 2022

A new full-service Boulder Public Library branch for north Boulder. Approved by voters in a 2017, ballot measure, the library will replace the NoBo Corner Library. The building will adhere to Boulder's energy efficiency and environmental sustainability goals. It will be integrated with the natural surroundings of the area and feature an accessible green roof, playground, community gardens, and urban plaza.



North Ridge Johnstown

Location: Southeast corner of Interstate 25 and Colo. Highway 402; Johnstown
Owner: Caliber Development
Developer: Caliber Development
Type: Industrial, Mixed-Use, Multi-Family, Residential, Retail
Size: 59 acres

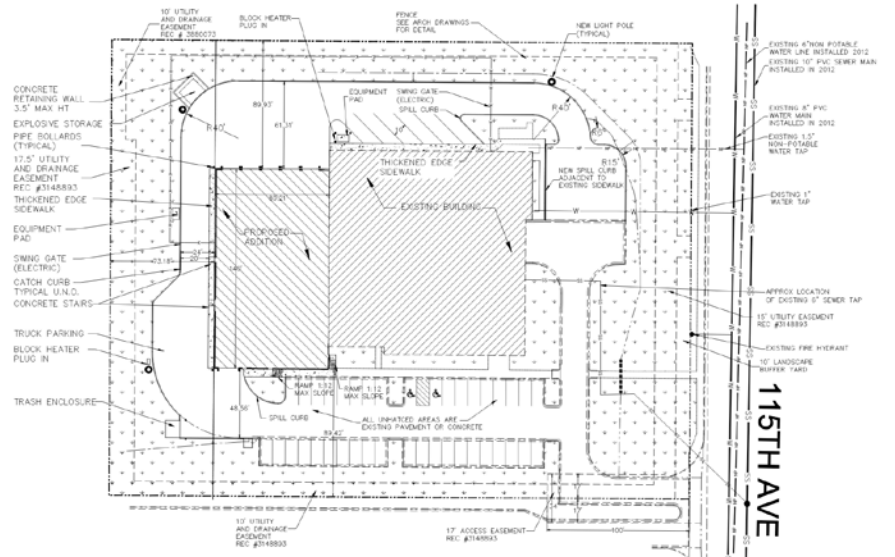
A 59-acre mixed-use, master-planned community adjacent to The Ridge at Johnstown community. The land was purchased by Scottsdale, Ariz. developer Caliber Development for \$8.69 million in 2019.



Northern Colorado Regional Forensic Laboratory Addition

Location: 2329 115th Ave.; Greeley
Owner: Weld County
Architecture Firm: RSAP Inc.
Engineering Firm: Wernsman Engineering and Land Development LLC
Landscape Architect: Rob Molloy
Type: Government
Square Feet: 11,230

An 11,000-square-foot addition to the Northern Colorado Regional Forensic Laboratory that will help it better provide its services to the Greeley, Loveland, and Fort Collins police departments, as well as the Weld and Larimer county sheriffs.



Northfield

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



Northfield Affordable Housing

Location: Southeast corner of Suniga Drive and Redwood St.; Fort Collins
Owner: Landmark Homes
Developer: Landmark Homes/Mercy Housing
Architecture Firm: Alm2s Architecture
Planner: TB Group
Landscape Architect: TB Group
Type: Multi-Family, Residential
No. of Units: 84

A proposal to construct 84 multi-family affordable housing units as part of the larger Northfield development along N. Lemay Avenue in Fort Collins. The units will be restricted to individuals and families earning below 60 percent Area Median Income. They will be two-and-three-story apartments divided between 22 one-bedroom units, 44 two-bedroom units, and 18 three-bedroom units. The project will also include a clubhouse with playground.



Oak 140

Location: 140 E. Oak St.; Fort Collins
Website: 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.



Odell Wine Project

Location: 824 E. Lincoln Ave.
Owner: Odell Investments, LLC
Architecture Firm: RBB Architects
Engineering Firm: Northern Engineering
Planner: MMLA Landscape + Planning
Landscape Architect: MMLA Landscape + Planning
Type: Retail
Square Feet: 10,475

An expansion of Odell Brewing Company that will include a winery and tasting room with a patio area.



Park 40

Location: Colorado Highway 7 and Sheridan Parkway; Broomfield
Website: 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's 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

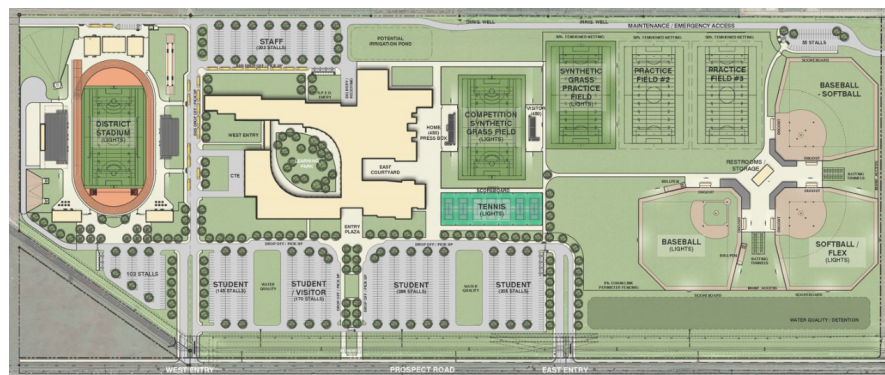
This seven-acre mixed-use redevelopment project is located in the heart of Midtown Fort Collins. In the conceptual phases, it's anticipated to include three retail pad sites, a 100-key hotel and two apartment communities.



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

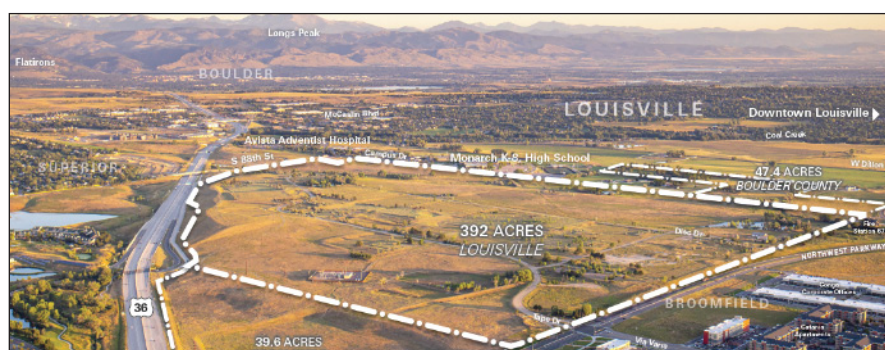
Plans call for the shuttered La Madeleine bakery and cafe building to be demolished and replaced with a nearly 3,800-square-foot Raising Cane's restaurant on a roughly 1.3-acre lot at 1236 S. Hover St. in the Village at the Peaks shopping center. The rapidly expanding Louisiana-based fast-casual chain 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 mix of industrial, commercial and retail uses. Original plans for the development included a 500,000-square-foot corporate headquarters and 1,500 residential units; those plans were rejected by the City of Louisville.



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 & 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.



Ridgewood Hills

Location: Southwest corner of Triangle Road and College Avenue; Fort Collins
Architecture Firm: Godden | Sudik
Planner: Russell + Mills
Type: Multi-Family, Residential
No. of Units: 375
Square Feet: 1,516,068

A 375-unit residential development that will include one, two, and three-bedroom apartments, as well as duplexes and townhomes.



Riverview PK-8 School in 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, 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.



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.



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.
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.



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: TB I 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.



Southpointe @ 108

Location: 10795 and 10803 Simms St.; Broomfield
Owner: Village Capital Corp.
Architecture Firm: Galloway & Co.
Engineering Firm: Galloway & Co.
Type: Multi-Family, Residential
No. of Units: 240
Size: 13.31 acres

A proposed 240-unit multi-family residential project southwest of the Rocky Mountain Metropolitan Airport and about 2.5 miles south of U.S. Highway 36. The units would be split between 84 one-bedroom units of 733 square feet each, 108 two-bedroom units of 1,016 square feet each, and 48 three-bedroom units of 1,221 square feet each. The apartments would be divided among 10 three-story buildings. Amenities would include a clubhouse and dog park.



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.



Stanley Hotel Film Center and Museum

Location: 333 E. Wonderview Ave.; Estes Park
Owner: Stanley Hotel
Cost: \$40 million
Type: Hotel
Square Feet: 80,000
Construction Start: Spring 2021
Completion: Fall 2022

A film center and museum at the historic Stanley Hotel in Estes Park that will highlight the hotel's role in films such as "The Shining." The 80,000-square-foot facility will also include event space and an educational college dedicated to horror films.



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 near



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.



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 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)

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.; Boulder
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. ity sets date for affordable studios, single beds.

The Foundry (Louisville)

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; 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 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 Ridge at Johnstown

Location: Southeast corner of Interstate 25 and Colo. Highway 402; Johnstown
Website: <https://theridgejohnstown.co/>
Owner: Caliber Development
Developer: Caliber Development
Type: Mixed-Use, Multi-Family, Residential, Retail
Size: 265 acres
Construction Start: Q1 2020

A 265-acre mixed-use, master-planned community, The Ridge at Johnstown will include multifamily residential units, commercial and industrial space and retail stores. The land for the community was purchased by Scottsdale, Ariz. developer Caliber Development for \$5.5 million in 2017.



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.



Tointon Academy of Pre-Engineering

Location: 71st Avenue and 4th Street; Greeley
Website: <https://www.greeleyschools.org/Page/24335>
Owner: Weld County School District RE-6
General Contractor: Roche Constructors
Cost: \$60 million
Type: Education
Completion: Fall 2022

A new preschool-through-8th-grade school in west Greeley with the capacity for 900 students.



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

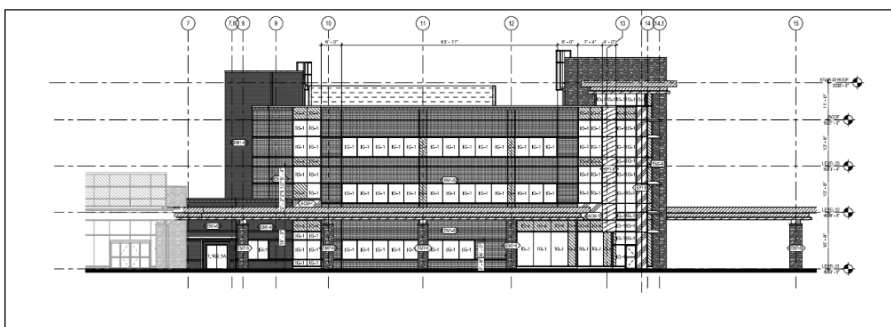
A three-building, 280,000-plus-square-foot industrial development in the 2534 community in Johnstown. The project includes two front entry/rear load buildings of 72,896 and 62,419 square feet, plus one high-clearance cross-dock building of 145,008 square feet.



UCHealth Longs Peak Outpatient Clinic

Location: 1750 E. Kenn Pratt Blvd.; Longmont
Website: [Uchealth.org](https://www.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.



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's locations in Loveland and Fort Collins.



Vista Highlands Multifamily Residential

Location: Northeast corner of Baseline Road and W.C.R. 7; Broomfield
Owner: Fairfield Residential
Developer: Fairfield Residential
Architecture Firm: KTG Architecture + Planning
Engineering Firm: Kimley-Horn
Landscape Architect: Norris Design
Type: Multi-Family
No. of Units: 299
Size: 13.09 acres

A 299-unit townhome complex in Broomfield that will be part of the Highlands PUD. On-site amenities include fitness center, swimming pool, barbecue grills, co-working space, bike storage, and Amazon storage lockers.



Vista Highlands West

Location: 1185 Colorado Highway 7; Broomfield
Developer: Kensington Development Partners
Planner: Kimley-Horn
Type: Mixed-Use, Multi-Family, Retail
No. of Units: 288
Square Feet: 43,032 (retail); 130,068 (total residential)

The second phase of the Vista Highlands West development will consist of a 43,032-square-foot retail building and a 228-unit multi-family residential complex. The residential portion of the development will include six buildings with studio, one-bedroom, two-bedroom and three bedroom apartments ranging from 597 square feet to 1,045 square feet. Amenities will include a clubhouse, pool and large green space.



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. From the BizWest archives Developer buys Broomfield parcel, plans multifamily project



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.



Woodspring Suites

Location: 847 SE Frontage Rd.; Fort Collins
Owner: Tallgrass Fort Collins, LLC
Architecture Firm: LK Architecture
Engineering Firm: Kimley-Horn and Associates, Inc.
Landscape Architect: LK Architecture
Type: Hotel
No. of Rooms: 123
No. of Rooms: 123
Square Feet: 12,536
Size: 2.79 acres

A 123-room extended-stay hotel at I-25 and Mulberry.



Ziggi's Coffee HQ

Location: Intersection of 3rd Street and Welker Avenue; Mead
Owner: Ziggi's Coffee
Type: Retail
Square Feet: 10,350

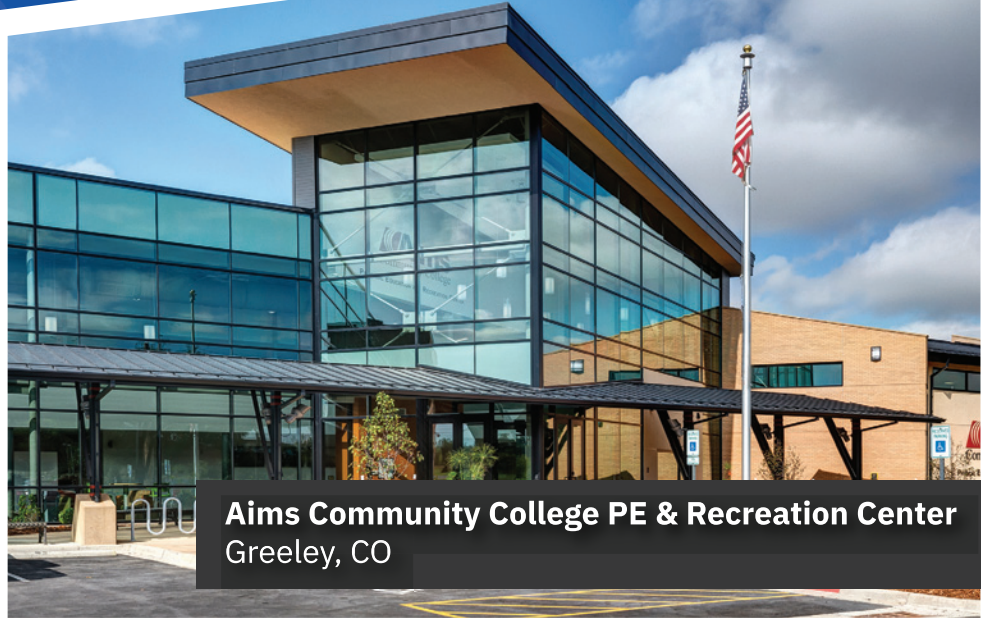
Ziggi's Coffee is building a new headquarters in Mead that will feature administrative offices, a training center, and a full-service cafe with a drive-thru.





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