

Breaking Ground

The Portal for New Development Projects

A RUNDOWN OF EMERGING DEVELOPMENT PROJECTS



Downtown Greeley Library and Innovation Center

501 8th Ave. in Greeley
Website: www.mylibrary.us/linc
Cost: \$31 million
Type: Education, Government
Owner: High Plains Library District
General Contractor: GH Phipps
Construction Company
Architecture Firm: Barker Rinker Seacat

Electrical Contractor: Gregory Electric
Plumbing Contractor: MTech Mechanical
HVAC Contractor: MTech Mechanical
Landscape Architect: Lime Green Design
Square Feet: 62,000
Size: 3.689 acres
Construction Start: Sept. 2021
Completion: Q1-Q2 2023

The High Plains Library District has broken ground on its newest project and is proud to be part of the innovation movement happening in the City of Greeley, Weld County and the larger NOCO area. LINC Library Innovation Center will replace the former Greeley Tribune building in downtown Greeley, CO.

May 2022

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The Business Journal of the
Boulder Valley and Northern Colorado

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2900 E. College Ave.

2900 E. College Ave. in Boulder
 Type: Education, Multi-Family
 Owner: Pohaku Hui LLP, an entity affiliated with Boulder-based KMH Construction Inc.
 # of Units: 39
 # of Beds: 126

Pohaku Hui LLP, an entity affiliated with Boulder-based KMH Construction Inc., is planning to build a four-story, 39-unit apartment building with a total of 126 bedrooms, underground parking and a rooftop deck.



Access 25 Logistics Park

Northeast corner of I-25 and County Road 34 in Mead
 Type: Industrial
 Owner: The Broe Group
 Developer: The Broe Group
 Brokerage: CBRE
 Square Feet: 3 million
 Size: 300 acres
 Construction Start: 2022

A 14-building, 3-million-square-foot industrial park that will be the only dual highway-rail-access park in the region. It is being built along the Great Western Railway of Colorado, a short-line railroad which allows the park to connect to both Union Pacific and BNSF Railway lines.

The Home Depot Inc. has signed on as an anchor tenant in the initial 120,250-square-foot building.

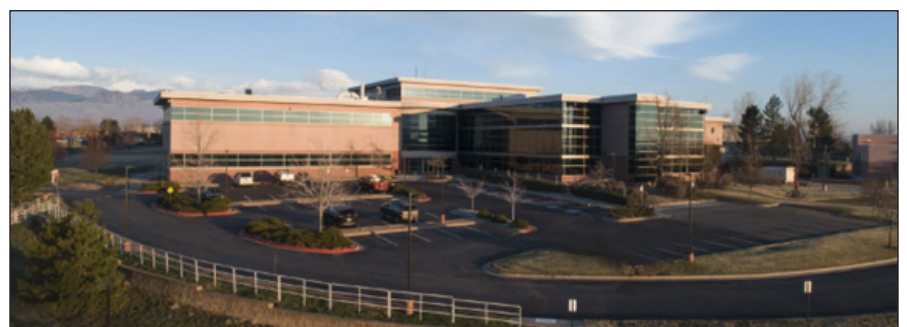


AGC Biologics Inc.

5550 Airport Blvd. in Boulder
 Type: Industrial, Office
 Square Feet: 126,000

Biopharmaceutical company AGC Biologics is planning a more than 126,000-square-foot expansion to its manufacturing facility at 5550 Airport Blvd., according to planning documents filed with the city.

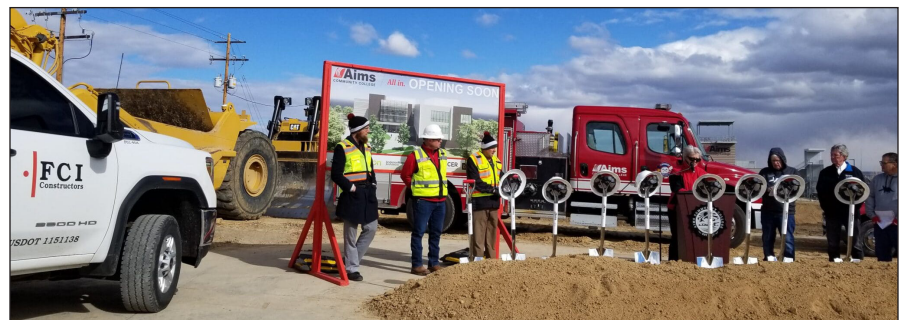
The existing plant is about 178,000 square feet. The expansion would feature a 126,480-square-foot two-story manufacturing space and 188 new spaces in the parking lot. It would also include new standalone electrical and waste buildings, respectively 2,180 and 3,000 square feet, and a 28,000-cubic-foot expansion of its detention pond.



Aims Community College Classroom and Training Facility

1120 Southgate Drive in Windsor
 Cost: \$18 million
 Type: Education
 Owner: Aims Community College
 Developer: Aims Community College
 General Contractor: FCI Constructors, Inc.
 Architecture Firm: Anderson Mason Dale Architects
 Square Feet: 37,000
 Construction Start: March 2022
 Completion: January 2024

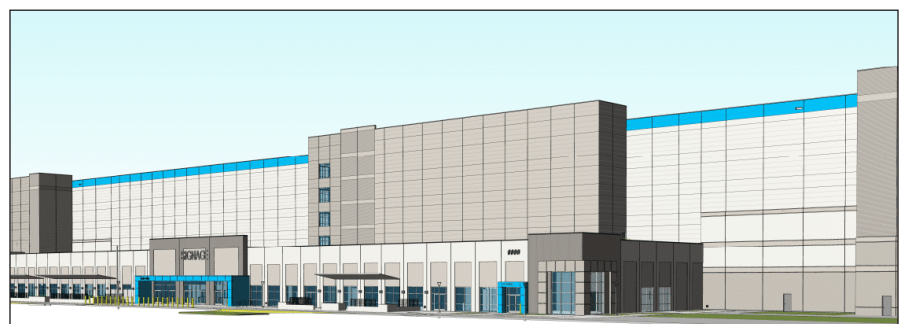
A 37,000-square-foot general classroom building, and extension of the public safety training facilities for the Aviation, Fire Science, EMS and Criminal Justice programs at Aims Community College.



Amazon.com Logistics Center

6425 Byrd Drive in Loveland
 Type: Industrial
 Owner: Amazon.com
 Developer: Amazon.com
 General Contractor: Trammell Crow Co.
 Square Feet: 3.87 million
 Size: 74.69 acres
 Construction Start: 2022
 Completion: 2024

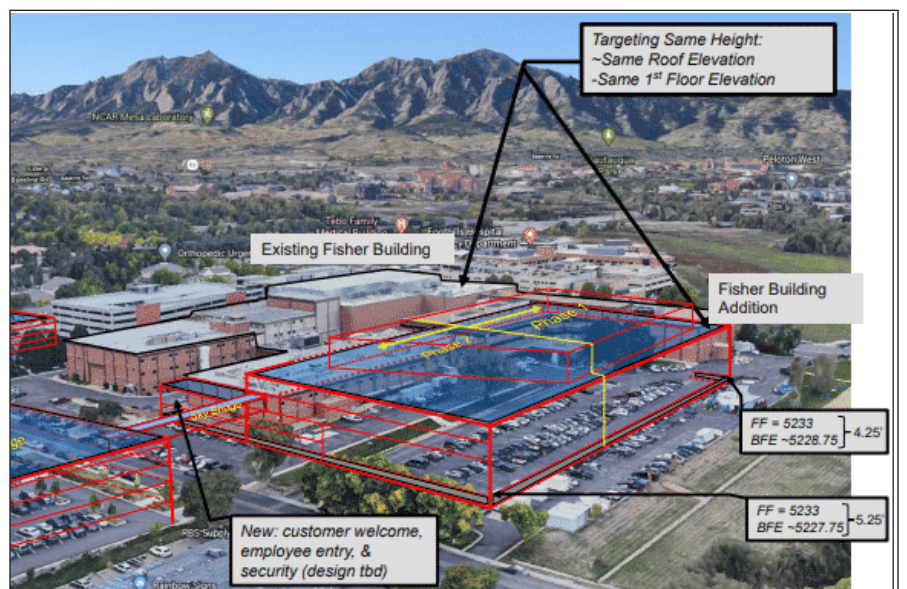
A logistics facility for online retail giant Amazon.com that could be nearly 4 million square feet, with more than 1,000 employees.



Ball Aerospace expansion

1600 Commerce St. in Boulder
 Type: Industrial
 Owner: Ball Corp.
 Developer: Ball Corp.
 Square Feet: 310,000
 Size: 27 acres

A 310,000-square-foot expansion to the Boulder campus of Ball Aerospace & Technologies Corp. The expansion would bring the total size of the campus to about 751,000 square feet.



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Boulder Fire Rescue Station #3

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



Broomfield Town Square

Northeast corner of E. First Ave. and Main St. in Broomfield
 Cost: \$384 million
 Type: Mixed-Use
 Owner: City of Broomfield
 Developer: City Street Investors
 Architecture Firm: Civitas Inc.
 # of Units: 635
 Square Feet: 100,000
 Size: 45 acres
 Construction Start: Q3 2022
 Completion: Q3 2024 (first phase)

A massive development on 45 acres around the Broomfield Community Library to turn the area into a town square and community gathering space.

It would feature about 100,000 square feet of retail space, 635 residential units, a town square and lake for swimming, fishing, paddle boarding and kayaking.



Buc-ee's Travel Center

Southwest corner of County Road 48 and I-25 in Johnstown
 Website: <https://buc-ees.com/>
 Type: Retail
 Owner: Buc-ee's Colorado LLC
 Developer: Buc-ee's
 Engineering Firm: Kimley-Horn
 Square Feet: 74,000
 Construction Start: 2022

Buc-ee's Travel Center is slated to break ground on its first store in Colorado later this year. They plan to build a 74,000-square-foot store that will include 120 fueling stations, EV charging stations, and the creation of 150 new full-time jobs for the region.

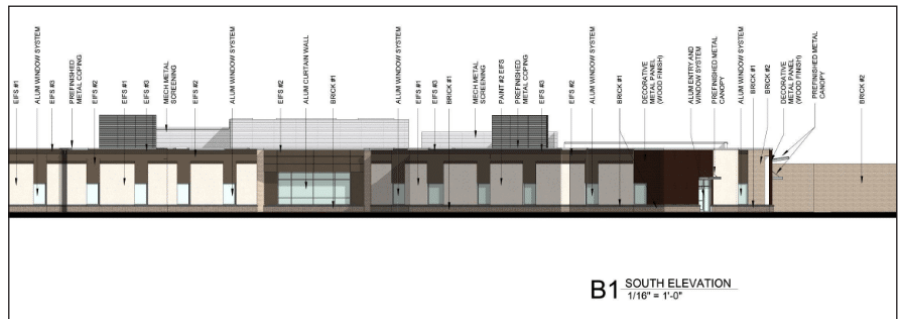
Buc-ee's is a destination retailer that will attract visitors not only outside of the region but the state as well along a key growing corridor. Their location will be at the southwest corner of I-25 and CR48 of Johnstown's rapidly growing Highway 60 corridor.



Catalyst Rehabilitation Hospital

West 10th Street and 69th Avenue in Greeley
 Type: Health Care
 Owner: Catalyst Health Care Real Estate
 Developer: Catalyst Health Care Real Estate
 # of Beds: 42
 Square Feet: 48,500
 Size: 5.32 acres

A 42-bed, 48,500-square-foot rehab hospital that during peak hours would have 65 employees on site.



Cleveland Station

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

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



Copper Platte

Northeast corner of the Greeley Mall in Greeley
 Type: Multi-Family, Residential
 Owner: Inland Group
 Developer: Inland Group
 # of Units: 224
 Construction Start: Q2 2021

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.

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



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 Electrical Contractor: Gregory Electric
 Plumbing Contractor: MTech Mechanical
 HVAC Contractor: MTech Mechanical
 Landscape Architect: Lime Green Design
 Square Feet: 62,000
 Size: 3.689 acres
 Construction Start: Sept. 2021
 Completion: Q1-Q2 2023

The High Plains Library District has broken ground on its newest project and is proud to be part of the innovation movement happening in the City of Greeley, Weld County and the larger NOCO area. LINC Library Innovation Center will replace the former Greeley Tribune building in downtown Greeley, CO.

The project is the confluence of a public library, innovation center and event space. The 62,000 square-foot facility will house a makerspace, three separate innovation spaces (Wet, Dry and Loud & Dirty), a sound and video recording studio, and much more. All these spaces are designed to inspire innovation and hands-on learning for all ages.



Made possible by a partnership with the Weld Community Foundation, the project will also be home to a Wes Sam-Bruce interactive art installation and several interactive children's displays. The concept behind LINC is to build

upon the library's current offerings and provide a space for entrepreneurship, skills development, learning and exploration. Its goal is to inspire and help our community to build a solid foundation for our future endeavors and aspirations.

Downtown Superior Main Street Core

Main Street in Superior
 Website: www.downtownsuperior.com/
 Type: Hospitality, Hotel, Mixed-Use, Multi-Family, Office, Residential, Retail
 Owner: Carmel Partners
 Developer: Carmel Partners
 # 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.



Draper Heartland

333 Fourth St. in Loveland
 Cost: \$32.1 million
 Type: Mixed-Use, Multi-Family, Retail
 Owner: BH Developers
 Developer: BH Developers
 # of Units: 96
 Construction Start: 2022
 Completion: May 2023

A mixed-use redevelopment of most of a block in downtown Loveland, featuring residential units, retail space, a cafe and a fitness center.

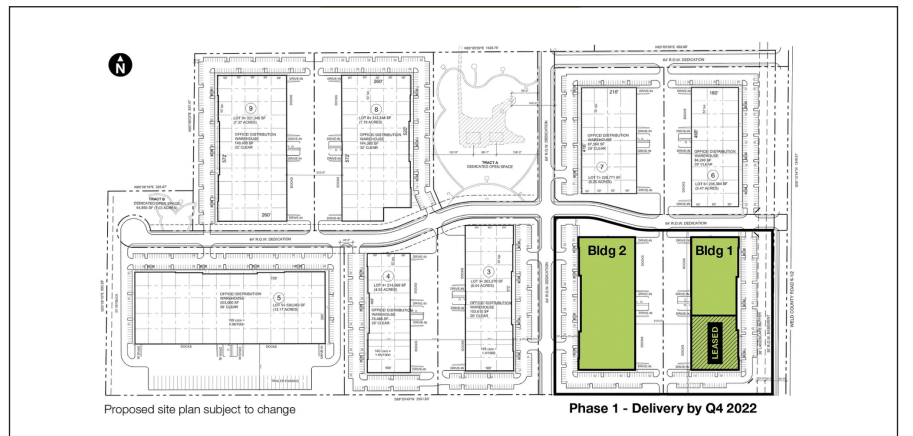
The development will incorporate and restore multiple vacant historic buildings.



Elevation25

Highway 66 and County Road 9^{1/2} in Mead
 Type: Industrial
 Owner: Silver Point Development
 Developer: Silver Point Development
 General Contractor: Alcorn Construction
 Brokerage: Avison Young
 Square Feet: 1 million
 Size: 73 acres
 Construction Start: February 2022

A 1-million-square-foot, nine-building industrial complex on 37 acres in Mead. Elevation25 is the only high-bay warehouse speculative industrial development in the immediate area.



Future Legends Sports Complex

801 Diamond Valley Drive in Windsor
 Type: Hospitality, Mixed-Use
 Owner: Jeff Katofsky
 Developer: Jeff Katofsky
 Architecture Firm: Galloway and Co. Inc.
 Size: 118 acres
 Completion: 2022

A 118-acre sports park that will include a 6,500-seat stadium that will be home to the Northern Colorado Owlz baseball team and the Northern Colorado Hailstorm FC soccer team.

The project will also include numerous tournament fields, hotels, restaurants and retail space.



Gunbarrel Tech Center industrial flex

0 Homestead Way in Boulder
 Type: Industrial
 Owner: Freeman Myre
 Developer: Freeman Myre
 Square Feet: 63,000
 Size: 8.7 acres

A 63,000-square-foot industrial flex building located near Celestial Seasonings, Lockheed Martin, Northrup Grumman and Emerson in the Gunbarrel Tech Center.

The building will come equipped with numerous features to make life easier for bioscience companies, such as an extra large water tap and a heavier roof that supports a walkable drop ceiling.



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Hope Springs

23rd Avenue and 32nd Street in Greeley
 Type: Multi-Family, Residential
 Owner: Greeley-Weld Habitat for Humanity
 Developer: Greeley-Weld Habitat for Humanity;
 Richmark Cos.
 # of Units: 300
 # of Homes: 174
 Construction Start: 2022

A collaboration between Greeley-Weld Habitat for Humanity and local developer Richmark Cos. to bring nearly 500 units of affordable housing to west Greeley.



Hub Boulder

770 28th St. & 777 29th St. in Boulder
 Type: Residential
 Owner: Neda Enterprises Partnership LP
 Developer: Core Spaces
 Architecture Firm: Sopher Sparr
 # 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.



Impala Multifamily

306 and 400 Impala Circle in Fort Collins
 Type: Multi-Family, Residential
 Owner: Housing Catalyst
 Developer: Housing Catalyst
 Architecture Firm: Studio Architecture
 Engineering Firm: Northern Engineering
 Landscape Architect: Ripley Design
 # of Units: 62

An affordable housing project just south of Poudre High School that would add 62 new units and renovate the existing 24 units already on the site.

The new units would consist of 10 single-family townhomes and 52 multi-family units.



Indian Peaks Marketplace

95th Street and Baseline Road, 95th Street and Paschal Drive in Lafayette
 Website: <http://indianpeaksmarketplace.com/#home>
 Type: Mixed-Use
 Developer: The W.W. Reynolds Cos., Boulder Creek Neighborhoods
 Architecture Firm: Urban West Studio
 Engineering Firm: Civil Resources
 Planner: PCS Group Inc.
 # 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.



Interlocken Innovation Campus

Northwest corner of Interlocken Loop and Interlocken Boulevard in Broomfield
 Type: Mixed-Use, Office
 Owner: Federal Capital Partners
 Developer: Federal Capital Partners
 Brokerage: Newmark Knight Frank
 Square Feet: 500,000
 Size: 17.6 acres

A five-building, 500,000-square-foot Class A office park in the Interlocken development.



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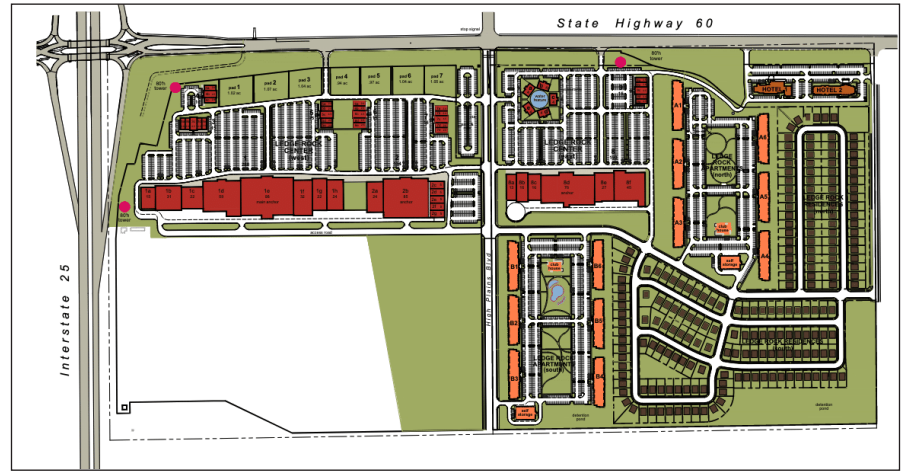
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Ledge Rock Center

Southeast corner of Interstate 25 and Colorado Highway 60 in Johnstown
 Website: <https://ledgerockcenter.com/>
 Type: Hotel, Mixed-Use, Multi-Family, Residential, Retail
 Owner: Mike Schlup
 Developer: Carson Development Inc.
 Architecture Firm: DeGasperi & Associates Architecture
 Engineering Firm: Point Consulting
 Brokerage: CBRE
 # of Units: 1200
 # of Homes: 160
 # of Rooms: 219
 Square Feet: 750,000
 Size: 237 acres
 Construction Start: 2022

A potential 237-acre mixed-use development in Johnstown from the developer of Johnstown Plaza.

Ledge Rock Center would include 750,000 square feet of commercial space, two hotels totaling 35,000 square feet and about 220 units, about 1,000 units of multifamily housing and about 175 single-family homes.



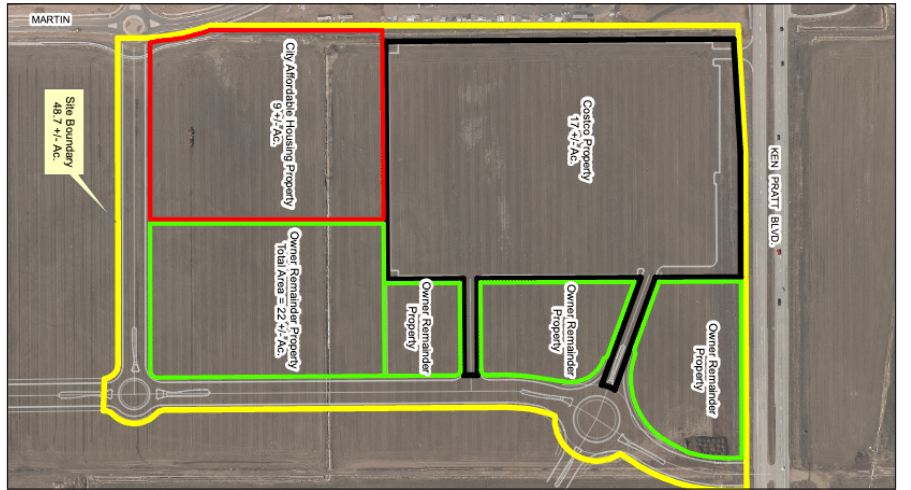
Longmont Costco

South of Ken Pratt Boulevard, east of Martin Street in Longmont
 Type: Retail
 Owner: Costco
 Developer: Costco
 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.



Loveland Water Park and Resort

West of the Budweiser Events Center, east of Northern Colorado Regional Airport in Loveland
 Type: Hospitality, Mixed-Use, Retail
 Owner: Martin Lind
 Developer: Martin Lind
 General Contractor: PCL Construction
 # of Rooms: 390
 Size: 25 acres

A water park, resort, hotel and conference center complex in west Loveland.

The plan calls for 390 rooms and suites in the hotel, to be operated by American Resort Management, that would be built at the resort and a 69,000-square-foot conference center. The waterpark feature will be 85,000 square feet and include 11 slides as well as cabanas, party rooms, food court and gift shop, the developer said. A 40,000-square-foot outdoor courtyard recreation area with reflecting pond is proposed, along with a 10,000-square-foot family entertainment center.



Macy's redevelopment

1900 29th St. in Boulder
 Type: Office, Retail
 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
 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.



Market Square

1651 Broadway St. in Boulder
 Type: Health Care, Office, Retail
 Owner: B'way Property LP
 Developer: B'way Property LP
 Architecture Firm: PEH Architects
 Engineering Firm: Hurst & Associates
 Brokerage: Jones Lang LaSalle Inc.
 # of Units: 4
 Square Feet: 37,000

The redevelopment of the former Alfalfa's grocery store into a four-unit retail, office and medical space.



Medtronic

Northeast corner of U.S. 287 and Dillon Road in Lafayette
 Type: Health Care
 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.
 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.



Midtown Gardens Marketplace

2445 and 2505 S. College Ave. in Fort Collins
 Lat / Lng: 40.554225, -105.079217
 Type: Retail
 Owner: King Soopers, Inc.
 Developer: King Soopers, Inc.
 Architecture Firm: CR Architecture & Design
 Engineering Firm: Galloway & Co., Inc.
 Landscape Architect: Galloway & Co., Inc.
 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.



Morningstar at Old Town

North of Cherry Street, west of College Avenue, east of Maple Street in Fort Collins
 Type: Health Care, Mixed-Use, Residential, Retail
 Owner: MorningStar Senior Living
 Developer: JD Padilla
 General Contractor: Haselden Construction
 Architecture Firm: Hord | Coplan | Macht
 Landscape Architect: TB Group
 # 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.



New Eaton High School

Intersection of Collins Street and Colorado Highway 35 in Eaton
 Website: <https://www.senserasystems.com/public/cameras/neweatonhighschool>
 Cost: \$58.4 million
 Type: Education
 Owner: Eaton School District RE-2
 General Contractor: Sampson Construction
 Architecture Firm: RB+B Architects
 Engineering Firm: Cator Ruma & Associates, Inc.; Larsen Structural Design; Northern Engineering
 Electrical Contractor: Merit Electric, Inc.
 Plumbing Contractor: Neuworks Mechanical, Inc.
 HVAC Contractor: Air Comfort
 Landscape Architect: BHA Design, Inc.
 Square Feet: 178,000
 Size: 67 acres

Sampson Construction was awarded the new Eaton High School. The new school will consist of approximately 178,000 SF and is designed for 800 students with the masterplan to expand to 1,200 students. The site for the new facility is on approximately 67 acres of undeveloped land parcel.

The new facility will generally consist of a two-story academic classroom wing, including school administrative offices, media center, band and vocal rooms, cafeteria, auditorium, gymnasium (with associated wrestling room, fitness room, locker rooms and storage) and a full-service kitchen.

The site will include an athletic stadium with artificial turf field and track, multipurpose field, baseball and softball fields. The site will also include various paved drives and parking lots, sidewalks, grass turf and trees/plantings.



North Ridge Johnstown

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



Pathways Inpatient Care Center

305 Carpenter Road in Fort Collins
 Website: www.pathways-care.org/capitalcampaign
 Cost: \$12 million
 Type: Health Care
 Owner: Pathways
 Developer: Pathways and MacMillan Development
 General Contractor: Fransen Pittman
 Architecture Firm: MOA Architecture
 Engineering Firm: JVA Consulting Engineers
 Electrical Contractor: Gregory Electric
 Plumbing Contractor: Colorado Mechanical Systems
 HVAC Contractor: Colorado Mechanical Systems
 Landscape Architect: Didier Design Solutions
 # of Rooms: 12
 # of Beds: 12
 Square Feet: 15,391
 Construction Start: June 2021
 Completion: May 2022

Pathways, a not-for-profit hospice, palliative care and bereavement services provider established in northern Colorado in 1978, is building a stand-alone inpatient hospice care center on its primary campus at 305 Carpenter Rd. in Fort Collins.

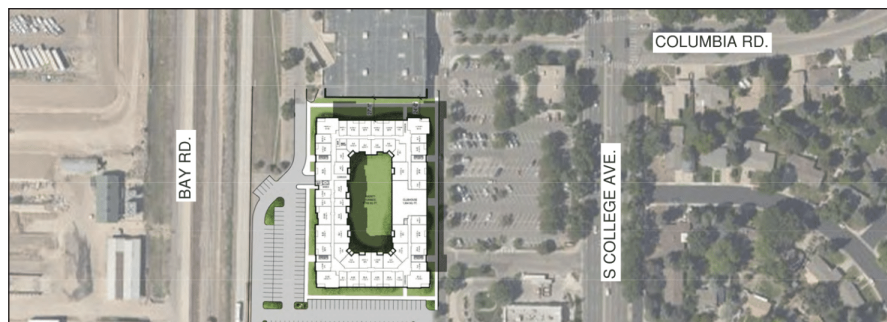
The care center will initially provide 12 private rooms, with room to expand, for inpatient level hospice and palliative care. A stand-alone, intentionally built Inpatient Care Center will provide high quality, compassionate hospice care in a homelike setting to patients needing hospital-level treatment.



S. College King Soopers Redevelopment

2211 S. College Ave. in Fort Collins
 Type: Multi-Family
 Owner: Quadrant Communities
 Developer: Quadrant Communities
 # of Units: 224
 Square Feet: 222,699

A proposed redevelopment of the to-be-vacated King Soopers at 2211 S. College Ave. into multifamily housing. The King Soopers is set to close with the opening of a new store at 2535 S. College.



Spruce Street Hotel

1105 and 1111 Spruce St. in Boulder
 Type: Hotel
 Owner: Tebo Properties Inc.
 Developer: Tebo Properties Inc.
 Architecture Firm: Lodestone Design Group
 # of Rooms: 35-40
 Completion: Fall 2023

An adaptive repurposing of the office structures at 1105 and 1111 Spruce St. in Boulder into a 35-40 room boutique hotel.



St. Louis Parish & Boulder Innovation Campus Expansion

Northeast corner of S. 96th Street and Dillon Road in Louisville
 Type: Industrial, Mixed-Use, Retail
 Owner: Ascent Community Church
 Developer: United Properties
 Architecture Firm: The Dimension Group
 Engineering Firm: Entitlement & Engineering Solutions
 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 Brands at the Ranch

Northeast corner of Interstate 25 and Crossroads Boulevard in Loveland
 Cost: \$572 million
 Type: Hotel, Mixed-Use, Multi-Family, Office, Retail
 Owner: Water Valley Land Co.
 Developer: Water Valley Land Co./Legacy Development/Stellar Development LLC
 # 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 Foundry (Louisville)

Colorado Highway 42 and Paschal Drive, Louisville in Louisville
 Website: gibbonswite.com/listings/louisville/sale/foundry
 Type: Mixed-Use
 Owner: Foundry Builders Inc.
 Developer: Foundry Builders Inc.
 # 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.



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The Lariat

2405 38th Ave. in Greeley
 Type: Multi-Family, Residential
 Owner: McWhinney Real Estate Services Inc.
 Developer: McWhinney Real Estate Services Inc.
 General Contractor: Brinkman Construction
 Architecture Firm: Studio BPA
 # of Units: 304
 Square Feet: 599-1,559
 Construction Start: 2/01/22
 Completion: 2023

A 304-unit apartment complex on a 12.4-acre site between 38th Avenue and 42nd Avenue in Greeley.

The units will be spread across eight buildings and two townhome buildings. Lariat will offer a mix of studio, one-, two- and three-bedroom units ranging in size from 599 square feet to 1,559 square feet, all with open floor plans, large closets and all major appliances included. The two townhome buildings will feature both two- and three-bedroom townhome options.



The Ridge at Johnstown

Southeast corner of Interstate 25 and Colorado Highway 402 in Johnstown
 Website: <https://theridgejohnstown.co/>
 Type: Mixed-Use, Multi-Family, Residential, Retail
 Owner: Caliber Development
 Developer: Caliber Development
 Brokerage: NAI Affinity
 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.



Turion

In Berthoud and Mead
 Type: Mixed-Use, Residential, Retail
 Owner: Front Range Investment Holdings LLC
 Developer: Front Range Investment Holdings LLC
 # of Homes: 4,000
 Square Feet: 5.3 million
 Size: 2,000 acres
 Construction Start: 2022
 Completion: 2051

A 2,000-acre master-planned community spanning Berthoud and Mead bounded by Interstate 25 to the west, Weld County Road 11 to the east, Weld County Road 38 to the south and Weld County Road 44 to the north.

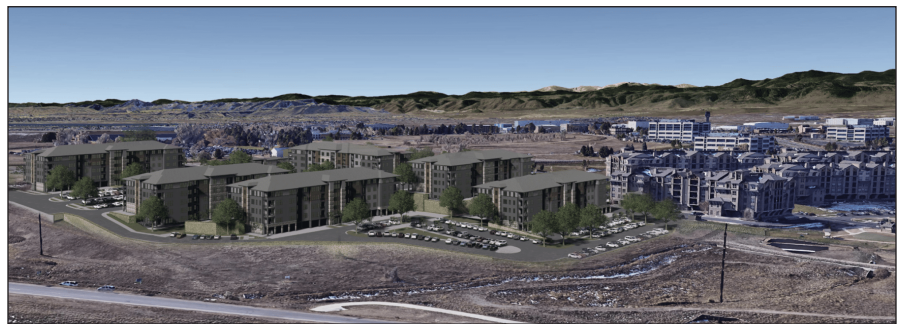
At full buildout, it's planned to include more than 4,000 homes and 5.3 million square feet of commercial space.



Velo Interlocken

Between U.S. Highway 36, Interlocken Loop and Colorado Highway 128 in Broomfield
 Type: Multi-Family
 Owner: Arlington Properties
 Developer: Arlington Properties
 Architecture Firm: Kephart
 Engineering Firm: Harris Kocher Smith
 # of Units: 300
 Size: 13.4 acres

A 300-unit multifamily complex on a vacant parcel in Interlocken.



West Meadows

3825 Walnut St. in Boulder
 Type: Industrial, Mixed-Use, Office
 Owner: Meadow LLC, a holding company affiliated with Conscience Bay Co. LLC.
 Developer: Conscience Bay Co. LLC
 Square Feet: 112,423

Boulder developer Conscience Bay Co. LLC is planning to build a 112,423-square-foot office building focused on biotechnology tenants.



Willoughby Corner

North 120th Street and East Emma Street in Lafayette
 Type: Multi-Family, Residential
 Owner: City of Lafayette
 Developer: Boulder County Housing Authority
 # of Units: 400 affordable rental units

Lafayette and the Boulder County Housing Authority are partnering on a project to develop about 400 new permanently affordable rental units on 24 acres at North 120th Street and East Emma Street. The first phase is a 63-unit apartment building, age-restricted for residents 55 years old and over, with income at or below 60% of the area median income.





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