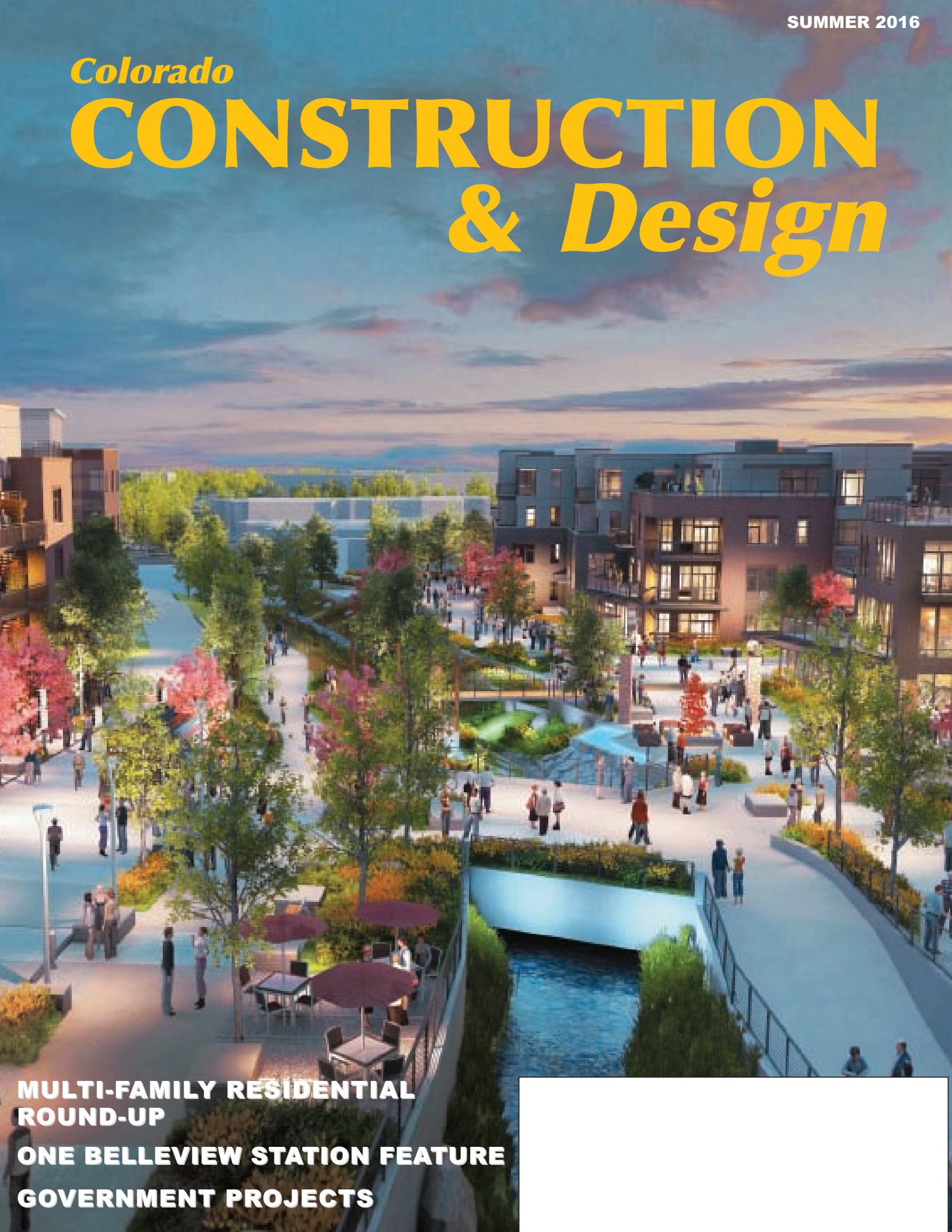
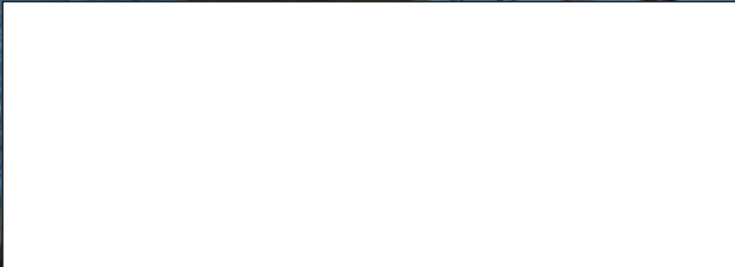


Colorado

CONSTRUCTION & *Design*



**MULTI-FAMILY RESIDENTIAL
ROUND-UP
ONE BELLEVIEW STATION FEATURE
GOVERNMENT PROJECTS**



Summer 2016

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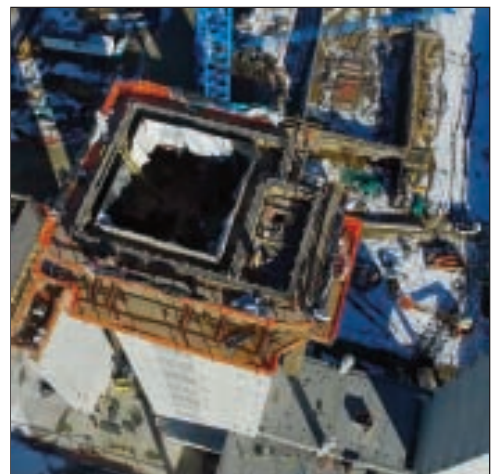
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On the cover: A new live/work environment planned for the corner of 30th and Pearl in Boulder will combine a mix of residential units, complimented by retail and

TOD Comes to Life at One Bellevue Station

by Julie Wanzer, LEED AP



Transit-Oriented Development (TOD) took center stage in 2006, when the City and County of Denver released its TOD Strategic Plan to help guide TOD related policies, set the ground work for external partnerships and to establish a working plan for future investment. In 2014, a second TOD Strategic Plan was released that defined TOD in Denver as “a development in an existing or planned transit community that adds to the walkable, vibrant, mixed-use environment and is oriented towards frequent, high-quality transit service that connects the community to the rest of the region.”

Bellevue Station was identified in that 2014 TOD plan as an urban center that is multi-modal with high density and a high development potential. Front Range Land and Development capitalized on that potential for Bellevue and became the master developer for the entire 51 acres. The mixed-use component of Bellevue Station contains about 40 acres that

has been subdivided into eight city blocks, identified by letters A – H surrounded by Bellevue Avenue, Niagara Street, and Union Avenue, each with its own plans for office, retail, and multi-family construction.

Existing and Under Construction Projects for Bellevue Station

- Block A: retail and residential with MileHouse Apartments (352-units). Contractor: Holland Development. Architect: Shears Adkins Rockmore.
- Block B: retail and residential with The Den Apartments (325-units). Contractor: Holland Development. Architect: Eisen Group of Washington D.C..
- Block C: office and retail with One Bellevue Station (310,000 sq ft Class AA office space). Contractor: Weitz. Architect: Gensler.



Proposed Projects for Belleview Station

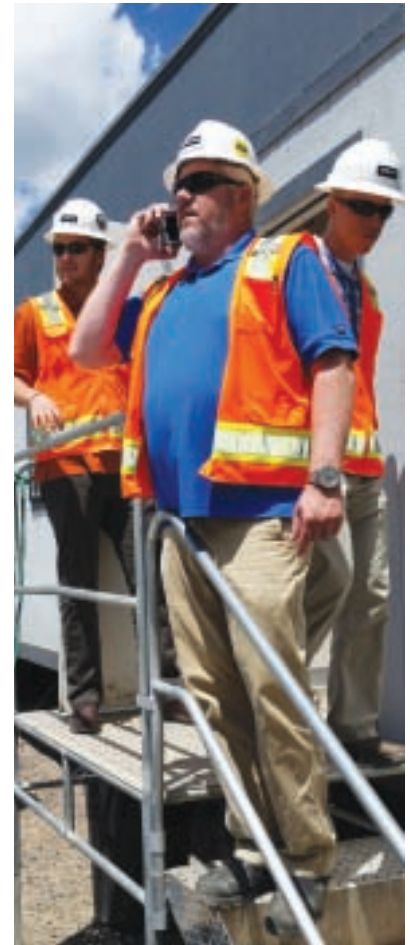
- Block D: office, mixed-use and retail
- Block E: office, mixed-use and retail
- Block F: office, mixed-use and retail
- Block G: office and hotel
- Block H: corporate office.

One Belleview Station is the latest project to break ground in May of 2015 and is a design-build effort made up of Prime West, Weitz and Gensler. This team has a long history together having worked on approximately 30 projects, with at least five of them as office high-rises. James Carey Crain, Executive Vice President at Prime West, commented, "Since our team has worked cohesively together in the past, we were able to have a better understanding and early commitment from Weitz and Gensler on the schedule and budget for this project."

Sarah Marvez, Project Architect at Gensler, added, "It was beneficial to have a partner in the room when we were designing. The collaborative process allowed us to use higher quality materials such as custom designed pre-cast panels and glass curtainwall. These custom elements create shadow, depth and pattern on the building, while staying on budget." Other team partners for One Belleview Station include GH Phipps (form work on the cores), Fortis Structural, Rocky Mountain Prestress, Mtech Mechanical, Greiner Electric, Metropolitan Glass and Kumar & Associates.

Joe Ostmeier, Project Executive at Weitz noted that what makes this 16-story building unique is that, "One Belleview Station was the first speculative Class A office building to break ground outside of the downtown area since the downturn." Cushman & Wakefield is leading the leasing effort for the office space that contains 29,650 sq ft of rentable space per floor plate, 43 ft bay depths, 9.5 ft ceilings, floor to ceiling glass and mountain and city views.

One Belleview Station exemplifies the City and County of Denver's definition of Transit-Oriented Development with a location that provides immediate access to I-25 and a short walk to the Belleview Light Rail station. The office building also includes access to an in-building restaurant, fitness facility with showers and lockers, and convenient walkability to several other retail and residential components in Belleview Station. The LEED Gold building is slated for completion in late November of 2016.



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K+A KUMAR & ASSOCIATES, INC.
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Toll Free: (877) 318-5260 | www.kumarusa.com

The advertisement features a list of services, the company logo with a stylized 'K+A' and 'KUMAR & ASSOCIATES, INC.', and a photograph of a modern multi-story office building with colorful window accents.

Providing World-Class Woodwork at Competitive Prices

Proud to be a part of the One Belleview Station project

fondell
woodwork, inc.

www.fondellwoodwork.com

The advertisement features a close-up photograph of a high-quality, dark-stained wooden door with a classic panel design.