

# Construction, Design & Engineering

## Boulder Housing Partners breaks ground on 'deeply affordable' Rally Flats

Boulder Housing Partners broke ground on Rally Flats last month at 2727 29th St. in Boulder. It marks the anticipated delivery of more than 400 affordable homes in different stages of development this year by BHP.

Rally Flats will introduce 100 units of deeply permanent affordable housing to the Boulder community. These apartments are not only affordable but also will remain so for generations, ensuring that Boulder residents have access to secure, stable housing.

The development's location was chosen for its proximity to public transportation and essential amenities, according to BHP. This transit-rich environment will support BHP's commitment



Rally Flats will provide affordable housing in Boulder.

to sustainable urban living and reduce its residents' reliance on personal vehicles.

"Rally Flats is not only deeply

affordable but also situated in a beautiful, transit-rich, in-fill neighborhood," said Jeremy Durham, executive director of BHP.

"We eagerly anticipate this project providing a solid foundation for economic stability for 100 future residents, and we're proud to bring this type of critical housing infrastructure forward for the Boulder community."

The site has a mix of studio, one- and two-bedroom apartment homes with monthly rents ranging from \$930 to \$1,794, and will serve residents making between 30% and 60% of the area median income. The affordable rents provide an average savings of \$1,000 per month over a similar market rate apartment. Unit amenities include balconies, many with Flatirons views, in-unit washers and dryers, air conditioning, ceiling fans, eco-passes and city of

Boulder Rec Center passes. The all-electric property exceeds the city of Boulder energy code and will have 135 kilowatts of solar power that will help mitigate utility costs for residents.

BHP's other projects include 60 new affordable apartments for seniors, breaking ground in January, at Mount Calvary, 3485 Stanford Court; 73 new affordable apartments, whose tax credits were secured in June for Diagonal Plaza at 2850 Iris Ave.; and Tantra Lake Apartments, 185 affordable, previously market-rate apartments, renovated and offered at rents affordable to local workers in July at 1000 W. Moorhead Circle. ▲

## Schnitzer West Breaks Ground on 201 Fillmore office building in Cherry Creek

Schnitzer West LLC broke ground at 201 Fillmore in Cherry Creek.

Located at Second Avenue and Fillmore Street, the eight-story office building will feature seven floors of office space, a restaurant on the ground floor and a rooftop terrace that will overlook Denver's scenic cityscape and the Rocky Mountains. The 140,000-square-foot development will offer five levels of below-grade, traditional parking for both office and retail use.

Schnitzer West Managing Partner Doug Zabel said, "201 Fillmore is the future of functional, quality and efficient office space and will set the standard for office buildings in the Denver area and beyond. We've been involved with many projects in the Denver area over the years and are proud to deliver premium, state-of-the-art spaces that shape the future and fuel tenants' success."



Each food and beverage outlet will have adjacent patio spaces with a variety of native plantings promoting an indoor-outdoor atmosphere, further activating the street life.

The project, which is financed in partnership between Schnitzer West and Brue Baukol Capital Partners, is designed by Chicago-based architecture firm Goettsch Partners and will be constructed by PCL Construction, with scheduled

completion for third-quarter 2025. The 201 Fillmore development is located across the street from Schnitzer West's Civica Cherry Creek, a seven-story boutique office building that was completed in May 2018 and sold in October 2021. ▲



This project represents a significant step toward enhancing health care infrastructure in the region.

## Vertex Builders builds state-of-the-art health care facility

Vertex Builders is building the Mercy Hospital Medical Office Building and Surgery Center in Durango.

Valued at \$16 million and spanning 37,000 square feet, this project represents a significant step toward enhancing health care infrastructure in the region. Vertex Builders, in collaboration with Boulder Associates (architects), Med Craft (owner's representative), Welltower (developer) and CommonSpirit (hospital

group), anticipates completing the project in late 2024.

"We are thrilled to be part of this exceptional team that specializes in the design and construction of cutting-edge healthcare facilities," said Ryan Bonner, president of Vertex Builders. "The Mercy Hospital Medical Office Building and Surgery Center will stand as a testament to our unwavering dedication to delivering world-class health care infrastructure to the Durango community." ▲

## Howell Construction celebrates milestone on Porsche dealership project: Concrete pour

Howell Construction is providing ground-up construction of the new 67,000-square-foot Porsche dealership in Lakewood. The dealership, owned by Prestige Imports, celebrated a construction milestone in October with a major concrete pour.

The new facility replaces an existing building, which was demolished before construction could begin. Designed by Open Studio Architects, the building will house the dealership showroom, a maintenance shop and parking garage.

The showroom features

décor finishes in compliance with the Porsche Cars North America standards and includes space for showcasing new and preowned cars, a fitting room, conference spaces, sales offices, a customer lounge, restrooms and a second-floor mezzanine. The mezzanine space provides an employee break room and restrooms, as well as additional parts storage served by an equipment lift. The maintenance shop has 13 service bays, each with a hydraulic lift and individually served by motor oil, compressed air, and window

washer fluid distribution systems. The maintenance area also houses a high-density parts storage carousel where shop technicians will use an automated system to retrieve parts efficiently.

The building includes several green elements, such as four electric vehicle charging stations and an 82-kilowatt photovoltaic array for generating solar power. In addition, the majority of demolition and construction debris is being diverted to recycling centers. ▲

## Brinkmann Constructors completes warehouse projects in Aurora

Brinkmann Constructors, in partnership with Kansas City-based NorthPoint Development, recently completed the construction of two speculative industrial warehouses at Stafford Logistics Park, a 350-acre master planned industrial epicenter in Aurora. Strategically located 25 miles outside of downtown Denver, this location offers unmatched accessibility to major highways and the greater metropolitan area. With 695,000 square feet in total, these warehouses also include ample parking and trailer spaces, ESFR sprinkler

systems and 36-foot ceiling clearance.

Brinkmann Constructors recently completed the construction of a 628,000-sf industrial warehouse in partnership with Ambrose Property Group, an Indianapolis-based leader in logistics and e-commerce real estate development. Located in a popular logistics hub near the Denver International Airport and E-470 interchange, this new building brings additional customizable warehouse space to the Denver market. This is the first building completed in DIA Logistics Park. ▲