

Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

DENVER TECH CENTER



PHOTO: SAMUELSON & ASSOCIATES

THE ESSENTIALS

WHERE IT IS: I-25 AND I-225. THE MASTER-PLANNED DENVER TECHNOLOGICAL CENTER WAS ESTABLISHED AT THE JUNCTION OF I-25 AND I-225 IN 1962 WITH A SINGLE OFFICE BUILDING. THE AREA PROVIDED AN ALTERNATIVE TO DOWNTOWN FOR COMMERCIAL OFFICE SPACE. SINCE THEN, RESIDENTIAL AND SHOPPING AREAS HAVE EXPLODED, THE MOST RECENT BEING THE TRANSIT-ORIENTED DEVELOPMENTS SPURRED BY THE LIGHT RAIL.

WHAT'S NEW: A HOT DINING SCENE IN THE 'BURBS. AT THE LANDMARK SHOPS, YOU'LL FIND TED'S MONTANA GRILL (303-771-3038), SLATTERY'S IRISH PUB (303-741-2115), JING (303-779-6888) AND LIME CANTINA (303-893-LIME). YOU'LL ALSO DISCOVER A HAPA SUSHI GRILL & SAKI BAR (303-267-8744) PLUS OLD STANDBYS SUCH AS DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE (303-796-0100) AND VENICE RISTORANTE (720-482-9191). PLUS, MARC STERON WILL OPEN SHANAHAN'S IN THE DENVER TECH CENTER AT BELLEVIEW AVENUE AND SYRACUSE STREET IN EARLY 2009.

THE BUZZ ABOUT TRANSIT-ORIENTED

DEVELOPMENTS With the growth of Denver's Light Rail System and fluctuating gas prices, the hot word of the moment seems to be "TOD" for Transit-Oriented Development. A TOD is a mixed-use, high-density develop-

ment near rail transit that fosters a pedestrian-friendly lifestyle where people can live, work and play with less dependence on their cars. TODs are part of a national trend toward "smart growth" that promotes transportation upgrades and minimizes

urban sprawl. In the Denver area, the two-year-old Southeast Light Rail expansion, which runs from Union Station downtown along I-25 through the Denver Technological Center (DTC) to Lincoln, has invigorated this corridor and spawned a wave of exciting TODs.

DTC EVOLVES FROM OFFICE OUTPOST TO

SATELLITE COMMUNITY The first decades of the development of the DTC, established at the junction of I-25 and I-225, featured prime commercial office space that offered short commutes for the burgeoning south suburbs. The overarching concept of the DTC, however, was always to build more than just office buildings—it was to create a more comprehensive "edge city" with a full range of amenities, housing and entertainment. Explains Mark Samuelson of Samuelson and Associates, "While the first phases of commercial development were very successful, the vision of the DTC as a true satellite city was largely unfulfilled. We all of a sudden are seeing a critical mass of restaurants, shopping and entertainment in the DTC that are completing the vision of an all-inclusive satellite community, now even better connected to the city by Light Rail."

The TODs sprouting up in the DTC are creating new opportunities to enjoy urban-style amenities in this traditionally suburban setting. The following three projects are some of the most compelling TODs transforming DTC.

STORY: JON GOLDBERG



BELLEVIEW STATION On the north side of the DTC (still within Denver), construction has started on a bold new mixed-use project from Continuum Partners—creators of Belmar and the Denver Union Station redevelopment—in conjunction with Front Range Land Development. Favorably located next to the Belleview Light Rail Station near I-25, Belleview Station is an 18-acre high-density site that will feature 1,900 residential units, 200,000 square feet of retail space, 600,000 square feet of office space and a four- or five-star hotel.

THE LANDMARK'S AMENITIES INCLUDE A SPA, CONCIERGE, POOL, FITNESS CENTER, VALET—EVEN ROOM SERVICE.

THE LANDMARK Already a sensation, The Landmark from Everest Development and head honcho Zach Davidson adds an exciting urban flair to Greenwood Village. Located on the east side of I-25 between Belleview and Orchard Avenues near the Orchard Light Rail station, The Landmark combines resort-style luxury living with a first-rate retail and entertainment complex. The Village Shops include Landmark Theaters, Comedy Works South, HW Home, Moda Men's Apparel, A-Line Women's Fashion and Aspen Falls Spa. The residential amenities are a big

draw, including a spa, concierge, pool, fitness center, valet—even room service. The project includes two highrises, Landmark One (complete) and the Meridian Tower (under construction), which together will boast some 250 units ranging in price from the \$300,000s to more than \$1 million. The second phase, the European Village of Homes, will include the Manor Home and Brownstone collections with prices from the \$800,000s to almost \$3 million.

LINCOLN STATION Dubbed "Colorado's first Goburb Village (the intersection of suburban and urban)" by its developers, Lincoln Station sits adjacent to the Lincoln Light Rail station. A joint venture between Westfield Development and Bradbury Properties, the 35-acre development will eventually feature more than two million square feet of office space, 50,000 square feet of retail and 2,000 residences. The new LEED-certified One Lincoln Station, a 150,000-square-foot office building, has already been leased by Dex Media. Phase 1 of the project, now underway, also includes two mixed-use buildings, Clock Tower and Station Street South, as well as 73 residential units in the Station Street Lofts.

When he is not writing about neighborhoods for Colorado Expression, Jon Goldberg sells residential homes as a Realtor with Prudential Colorado Real Estate in Cherry Creek. An attorney who practiced for several years in national firms before pursuing real estate, Jon lives in Denver with his wife and two young sons.

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JON GOLDBERG, JD/MBA

303.919.8950

Jon.Goldberg@SothebysRealty.com
FullerSothebysRealty.com

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