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Shape the future of the built
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in communities worldwide.



ULI Colorado's Impact Awards program was created to recognize projects that realize ULI best practices while providing successful design and economic models. The winners selected tonight will highlight the very best in development practices.



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CLOSING REMARKS

Impact Awards Contributors

A special Thank You to our Impact Awards planning committee, ULI Staff, and the ULI Leadership team for organizing ULI Colorado's fifth Impact Awards program.

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Thank you for committing your time and expertise to this program.



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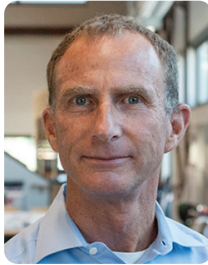
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Legacy Award Recipient

AWARD PRESENTED BY WALTER BUZ KOELBEL



WALTER ISENBERG

CO-FOUNDER & CEO, SAGE HOSPITALITY GROUP

Walter Isenberg is the co-founder of Denver-based Sage Hospitality Group (Sage) and serves as the company's Chief Executive Officer. Sage Hospitality Group and its four companies – Sage Hotel Management, Sage Restaurant Concepts, Sage Investments and Sage Studio – are known throughout the industry as leaders in hotel and restaurant management, development, real estate investment, placemaking and brand building. In his role, Isenberg directs the efforts of all divisions including operations, real estate investment, strategic design and brand development, with an emphasis on community giving and teaching the next generation of great leaders.

Isenberg has been a prominent member of the Denver business community for nearly 40 years, and his impact has been deep and far-reaching. He has not only been a key player in shaping the city of Denver into the thriving, sought-after destination that it is today, but has also played a crucial role in serving key community organizations such as Visit Denver, Downtown Denver Partnership, and MSU Denver. His fingerprint is visible at just about every turn in Downtown Denver, particularly with some of the most impactful mixed-use and adaptive reuse developments. Isenberg, along with other key land use leaders and past ULI Colorado Legacy Award winner Dana Crawford, joined together to revitalize Denver Union Station, giving it new life as the epicenter of Denver's central business district. Since Union Station relaunched, Isenberg has continued breathing life into Denver's city center through mixed-use projects like the award-winning Dairy Block in partnership with McWhinney and Grand American, and McGregor Square in partnership with Discomfort and the Colorado Rockies.

Isenberg is passionate about preserving our history, while also creating truly beautiful and meaningful places that will be enjoyed for generations. As a leader, he is the embodiment of Sage's purpose of enriching lives one experience at a time. His style of leadership at Sage has created an incredible culture of belonging and has also confirmed him as a respected pillar of the Denver community.

In recent years, Isenberg has been honored for his impact on the community and industry at large, having won the Pinnacle Award at Denver Business Journal's Most Admired CEO Awards, the Mizel Institute Community Enrichment Award, and more.

Rising Star Award Recipient

AWARD PRESENTED BY JENNY JACOBS



MARIEL BEAUDOIN

PROJECT MANAGER, EAST WEST PARTNERS

Throughout her 12-year career, Mariel has been involved in all aspects of real estate development, from due diligence, market research and analysis, entitlements, design, marketing, grant writing, event planning, construction, operations, leasing and sales, touching on the entire life cycle of each project. She thrives at wearing different hats and eagerly jumps in to fill voids. She is dedicated to responsible development, and she has led successful unique long-term projects with a wide array of product types, infrastructure and programming.

In 2013, she joined Urban Ventures, a real estate development company that focuses its efforts on creating strong communities in or near the urban core and emphasizes community building as well as social, environmental and economic viability. Here, Mariel was instrumental in bringing two mixed-use master-planned communities to fruition – Aria Denver and STEAM on the Platte. Both projects have been recognized locally and nationally for their forward-thinking vision.

In 2021, Mariel joined the East West Partners team to continue her passion for building communities. She serves as the Project Manager for Cherry Creek West, \$1 billion mixed-use project in Denver’s Cherry Creek neighborhood. Cherry Creek West will transform an underutilized 13-acre parking lot into a vibrant 15-minute community that connects the community to its namesake and provides meaningful public space, with over 1.5 million square feet of office, residential and retail/restaurant across seven buildings. She is leading Infrastructure Master Planning efforts, pre-marketing and communications efforts and envisioning the future of office and public realm.

Mariel has shown an extensive commitment to this community and to ULI. Within ULI Colorado alone, she served as Co-Chair of the ULI Colorado’s Partnership forum, then Co-Chair of ULI Colorado’s Development 360, leading to her role as Co-Chair of the Young Leaders Executive Committee. She also participates nationally as on the Public Private Partnership Gold Product Council. Finally, she’s a graduate of the Downtown Denver Partnership’s Leadership Program and Project Propel.

“Mariel is an inspiration in the community, as well as within the team at East West Partners. I feel incredibly lucky to work with her and learn from her passion and commitment. I’m so proud to see her recognized with this award!”

– Amy Cara, Managing Partner, East West Partners

A public or private project that is inclusive of all people and works to provide equal opportunity to the diverse incomes, races, ethnicities, genders, and cultural heritage.

CADENCE

Cadence was designed to meet a critical need for senior housing in Fort Collins and support the independence and well-being of residents as they age in place. The three-story building offers extensive amenity space, including outdoor recreation, gardening, landscaping, and improved sidewalks to increase walkability. The indoor amenities include a community room and kitchen, resident conference room, business center, service coordinator office, and third floor library with views of the mountains.

Developer/Owner: Volunteer of America National Services. Architect: Shopworks Architecture. GC: B.C. Builders. Engineers: Dowl Engineering; Monroe & Newell; MEC, Inc; MV Consulting; Group14 Engineering. Debt/Equity Principal Participants: Colorado Housing & Finance Authority; City of Fort Collins. Others: Ripley Design; Mandil Inc.; delet, LLC; Colorado Code Consulting LLC; ASSA ABLOY; BlueFin, LLC



TAMMEN HALL APARTMENTS

Tammen Hall Apartments is a historically significant, adaptive reuse project located in the heart of downtown Denver. This project transformed the former Children's Hospital nurses' dormitory into 49 affordable housing units for seniors and rejuvenated the local community by preserving an architectural gem and removing long term blight. *Developer: MGL Partner. Architect/GC: Neenan Archistruction. Debt/Equity: Midwest Housing Equity Group; Advantage Capital; SCL Health; City and County of Denver; Citi Bank; Denver Housing Authority.*



VIÑA APARTMENTS

Viña Apartments in Denver's Elyria-Swansea includes 150 permanently affordable homes for those making between 30%–80% AMI, a federally qualified healthcare clinic, and neighborhood-serving retail space, providing critical resources and permanently affordable housing in a neighborhood facing severe displacement challenges. *Developer: Columbia Ventures. Architect: Shopworks Architecture. GC: I-Kota. Engineers: Harris Kocher Smith; Monroe & Newell Engineers; ABLE Consulting; MEC, Inv.; MV Consulting; Group14 Engineering; PBC. Debt/Equity: Colorado Housing and Finance Authority; Colorado Division of Housing; City of Denver; Citibank; Enterprise Community Partners; Northern Trust; Cabretta Capital; The Reinvestment Fund; CIP; Colorado Health Foundation. Others: Norris Design; Rondinelli Life Safety.*



Infill is defined as urbanization, brownfield, redevelopment, or adaptive reuse projects that help to rejuvenate communities and their urban core.



MEOW WOLF CONVERGENCE STATION

Meow Wolf Convergence Station is an immersive art experience for those adventurous enough to embrace the wacky and psychedelic. At first glance across Denver's skyline, the building's unique location and neon-lit white façade immediately inspire curiosity about the worlds inside. The site was an under-utilized brownfield at the convergence of Colfax Avenue, Auraria Parkway, I-25, and the South Platte River that mirrors the project's theme of four worlds converging. **Developer/Owner:** *Revesco Properties.* **Architect:** *Shears Adkins Rockmore Architects.* **GC:** *Turner Construction Company.* **Engineer:** *KL&A.*



THE TROLLEY BLOCK

The Trolley Block is a visionary project that transformed a historic early 20th century trolley garage into a modern and trendy development that is now home to some of Downtown Colorado Springs' most loved and frequented culinary and nightlife hot spots. The Project preserved and restored historic masonry, steelwork, and glazing on the site while transforming a large surface-level parking lot into a new 5,000sf restaurant space with a roof deck. **Developer:** *Niebur Development.* **Owner:** *Trolley Tejon, LLC; 528 S Tejon LWPG, LLC* **Architect:** *Echo Architecture.* **GC:** *Thomas General Contractors.* **Engineer:** *Forsgren Associates.* **Debt/Equity:** *Independent Bank.* **Others:** *Downtown Development Authority; Downtown Partnership of Colorado Springs.*



SUN VALLEY REDEVELOPMENT

Sun Valley neighborhood is currently undergoing a transformation from a public housing development characterized by concentrated poverty to a mixed-income community with new housing, parks, commercial services, food markets, and residential services. Denver Housing Authority (DHA) has been replacing 333 obsolete Sun Valley homes with 759 residential units across six multifamily structures serving residents earning between 20%-100% AMI. **Developer/Owner:** *Denver Housing Authority* **Architects:** *Workshop8 (Gateway North & Gateway South); Shopworks Architecture (Thrive); Santulan Architecture (GreenHaus).* **GC:** *I-Kota LLC (Gateway North, Gateway South, GreenHaus); Pinkard Construction (Thrive).* **Debt/Equity:** *Wells Fargo; Barings; The Richman Group; RBC Capital; KeyBanc Capital Markets; Enterprise; RBC Capital.* **Others:** *Reno & Cavanaugh PLLC; Kutak Rock LLP; Sherman & Howard; S.B. Clark Companies*

The Influence category is defined by a project that has inspired imitation by demonstrating positive community impact.

MOSAIC COMMUNITY CAMPUS

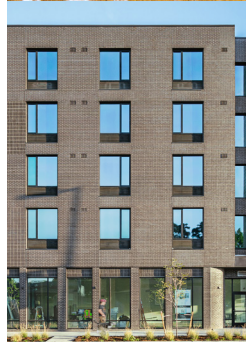
Known as the former site of Johnson & Wales University Denver campus in Denver's Park Hill Neighborhood, Mosaic Community Campus will be home to Denver School of the Arts starting in the fall of 2024. Creating a public space that will promote health, economic security, community spaces, quality education, affordable housing, culinary arts training, and more, Archway Communities and DHA will also redevelop the existing dorms into affordable housing for individuals and families. *Owner: Urban Land Conservancy; Denver Housing Authority; Denver Public Schools. GC: Sodexo manages facilities; Archway Communities is using Taylor Kohrs to renovate the four dorms it purchased from ULC on the East Campus. Engineers: RJA Engineering; Fortis; Martin/Martin; Group 14.*

WORKING FUSION AT MILL STREET

Working Fusion is a first-of-its-kind Tiny Home Village community that targets at risk, low-income youth. Working Fusion fosters independent living but is still wrapped in a community setting and in addition to housing, the Project provides residents with support resources throughout the community, including physical and mental health, social connections, and career readiness. *Developer/Owner: We Fortify 501(c)3 Designers: Tiny Building Experts. GC's: CMG Corporation; Tiny Building Experts; Trailer Made Custom Trailers; Colarelli Construction; Lando Excavation; Iron Mountain Demolition. Engineers: Reliance Electric; Landmark Plumbing; Drexel / Barrell; Altitude Land Consultants. Debt/Equity: Stockman's Bank. Others: HB&A; Urban Landscapes; Sparks Willson PC.; Hanes & Bartels*

LA TELA

La Tela is a first-of-its-kind success and prime example of aligning non-profit partners with a mission-oriented developer to create equitable opportunity for a community. The Project's innovation showcases the development of beautiful, high-quality, affordable, and sustainable homeownership opportunities in a highly desirable Denver neighborhood. All residential condos are permanently affordable to households at or below 80% of the Area Median Income (AMI), with many of the units initially priced as affordable to households at 55% (AMI). *Developer: Shanahan Development Company. Owner: 92 residents and 1 non-profit. Architect: Studio Completiva. GC: Brinkmann Constructors. Engineers: RJA Engineering; Fortis; Martin/Martin; Group 14. Debt/Equity: FirstWestern Trust; Elevation Community Land Trust; Urban Land Conservancy; City and County of Denver Department of Housing Stability; State of Colorado Division of Housing; Shanahan Development. Others: Invalesco Real Estate; Davis, Graham, and Stubbs*





Innovation is defined by a project that exemplifies innovation in land planning, finance, green tech, or other significant area.



ALTA VERDE

Alta Verde is an 80-unit, perpetually affordable, Net Zero apartment community in Breckenridge, and is a creative public-private partnership with the Town of Breckenridge. Breckenridge identified their desire to set a precedent for sustainable housing with the ambitious goal of providing an all-electric, Net Zero Energy development in Climate Zone 7, while being affordable for the community. **Developer/Owner:** Gorman & Company. **Architects:** Gorman Architectural. **GC:** Gorman General Contractors. **Engineers:** Group 14 Engineering; Given & Associates; Martin/Martin Consulting Engineers; Active Energies Solar. **Debt/Equity:** Town of Breckenridge, Column Financial. **Others:** Reinhart Boerner Van Deuren; Fidelity National Title.



CATBIRD

Catbird blurs the lines between hotel and home with adaptable spaces that foster a deeper sense of belonging for its guests and the community. Catbird's 165 guestrooms feature a patented design, including bespoke lofted beds, custom-built modular furniture, high-touch finishes, and high-tech entertainment amenities, emphasizing the comforts that people would experience at home. **Developer/Owner:** Walnut Development Partners; Sage Hospitality Group; Exdo Development. **Architect:** SAR+ Architects. **GC:** Farrington Construction Management (Hotel); Spectrum General Contractors (Lobby & Hotel Bar). **Engineers:** Able General Contracting; MEC Inc; Kimley-Horn; MV Consulting; Geiler & Associates; Jirsa Hendrick; Advanced Consulting Engineer. **Equity:** Syndication of qualified investors. **Debt:** FirstBank (lead); Community Banks of Colorado (participant bank).



DOWNTOWN WESTMINSTER

From dying mall to thriving redevelopment, the City of Westminster is building a City within a City as part of a bold vision to turn the former Westminster Mall into a vibrant Downtown. The 102-acre site will be the future home to over 4,500 residents, 2 million square feet of office space, two hotels, experiential retail, townhomes, and condominiums all tied together with premier parks and an entertainment district. **Developers:** Alamo Westminster LLC; Eaton Street Affordable Housing LLC; Sherman Associates, Inc.; Ascent Westminster; Aspire Westminster; The Thrash Group – Origin Hotel Westminster Peak, LLC; Downtown Westminster Residences; LLC City of Westminster; Westminster Economic Development Authority **Architects:** Hodges Architecture (Alamo Drafthouse); Oz Architects (Eaton Street); Davis Partnership (Ascent & Aspire) Tryba Architects (Origin Hotel); Hord Coplan Macht (Westminster Row); Real Architecture (Townhomes on Harlan); Wenk Associates (Central Square); Opus (C-2 Garage). **Contactors:** Bailey Construction (Alamo); Millender White Residential (Eaton Street); Doran Company (Ascent & Aspire); Thrash Development LLC (Origin Hotel & Townhomes on Harlan); Shaw Construction LLC (Westminster Row); ECI (Central Square & Sheridan Underpass) Opus (C-2 Garage) **Engineers:** Martin/Martin, Drexel Barrel, Vertex **Others:** The Laramie Company, LLC; Murray Dahl Beery & Renaud LLP; John M Mullins and Associates, Inc; Daniel M. Minzer, LLC; Greg Stoffel & Associates.

The Inspire category is defined as a horizontal project (e.g. transit, infrastructure, parks, public spaces) that catalyzes ULI best practices in land use development.

SNOWMASS BASE VILLAGE PLAZA

Snowmass Base Village Plaza is the heart of Base Village and was built on the podium above a three-story parking garage and surrounded by a community center, restaurants, shops, hotels and the ski resort. This welcoming public space changes seasonally and promotes outdoor gathering and mixing opportunities for locals and guests, as well as artistic playground structures providing a much needed and welcomed year-round, outdoor public gathering space for the entire Town of Snowmass Village. *Developer: East West Partners. Owner: Snowmass Ventures, (joint venture between) Aspen Skiing Company KSL Capital Partners, and East West Partners. Architect: Oz Architecture. GC's: RA Nelson. Engineers: Design Build by Arena Products; BG; Cloward H2O; Landworks Design, Inc; Garrett Brown Designs. Debt/Equity: KSL Capital Partners; Aspen Skiing Company; Alpine Bank with participation from Midfirst Bank alongside other banks. Others: Cultivator; Wear Travers Perkins LLC; Davis Graham & Stubbs LLP; East West Hospitality / Snowmass Mountain Lodging.*



PACO SANCHEZ PARK

In a West Denver neighborhood with historically low health scores and lack of community investment, Paco Sanchez Park has become a local treasure, an equitable place to play and socialize that neighbors are proud of. The redesigned park is orchestrated to improve the health of a long-underserved community and through thoughtful public input and design, a play environment was created that promotes healthy activity for residents of all ages and abilities, and provides a neighborhood hub that weaves together the social and cultural fabric of the community. *Developer/Owner: City & County of Denver Dept. of Parks & Recreation. Architects: Port Urbanism; Barker Rinker Seacat. GC: PCL. Engineers: Martin / Martin.*



ARKINS PARK, ARKINS PROMENADE, RINO ARTPARK

With a historic lack of investment, opportunities arose: the river provided a place-making focal point; the neighborhood's booming population propelled nearby development; and the district burst with an artistic culture and vibrant residency. The city was resourceful and squeezed blood from the stone. From repurposing the underused road, rehabilitating the existing buildings, to forming groundbreaking partnerships, this project was possible. *Developer/Owner: City and County of Denver (Denver Parks & Recreation (DPR) and Department of Transportation & Infrastructure (DOTI). Architects: Wenk Associates; Tres Birds; Elevated Walkway Architecture. GC: Iron Woman Inc.; ECI Inc; Mark Young Construction. Engineers: Entitlement and Engineering Solutions, Inc.; BCER Engineering; L.T. Engineering; RockSol Consulting Group; Triax Engineering; Yeti Works Art & Engineering; Martin/Martin; KL&A; Clanton & Associates; MEC Inc. MV Consulting; Group 14; CMTA. Debt/Equity: ELEVATE DENVER BOND Others: North Denver Cornerstone Collaborative (NDCC); The Greenway Foundation; Trust for Public Land; RiNo Art District; Denver Arts & Venues; Hurley Metro District; Denver Public Library; Denver Zine; RedLine Contemporary Art Center; Alto Gallery; Comal; River North Park Cultural Audit/Public Outreach (aka Arkins Park); Pedro Barrio; Jaime Molina; Pard Morrison.*



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THE ALLIANCE CENTER
1536 WYNKOOP ST, SUITE 211
DENVER, COLORADO 80202
303.893.1760 | COLORADO@ULI.ORG
COLORADO.ULI.ORG