



**DENVER PEER CITY TRIP**  
HILTON GARDEN INN  
UNION STATION  
OCT 21-23, 2021

SPECIAL THANKS TO OUR SPONSORS FOR  
MAKING THIS EVENT POSSIBLE:

PRESENTING  
**GE JOHNSON**  
CONSTRUCTION COMPANY

SUPPORTING  
**IDEAL** **omega**  
homes | neighborhoods | investments, llc

## PARTICIPANT GUIDE

- Contribute to the conversation on Facebook/Twitter/Instagram: @ULIoklahoma #ULIOKtravels
- Add the organizers' phones to your address book for emergencies (*see reference section*)
- If you miss a stop, please make your own way to the next stop of your preference
- There will be a LOT of walking on this trip – feel free to grab an Uber/bike at any time to meet us at the next scheduled stop
- *Some venues might require masks and/or proof of vaccination – please be prepared for both*
- Meals NOT Provided: Breakfasts, Friday Dinner
- Ask lots of questions & engage - We hope this is a valuable trip for each of you!

## RECOMMENDED PACKING LIST

- Suggested Dress Code: comfortable/casual, good walking shoes, layers for cooler weather
- Water Bottle ... there will be LOTS of walking/biking throughout the trip, you'll need to be prepared to carry your own drinking water. We will provide a small tote bag for all participants.
- Bike helmets are recommended but not provided for group ride – please pack accordingly or plan to opt out.

## *PRIOR TO ARRIVAL*

1. Download LYFT App
  - APPLE - <https://apps.apple.com/us/app/lyft/id529379082>
  - GOOGLE PLAY - [https://play.google.com/store/apps/details?id=me.lyft.android&hl=en\\_US&gl=US](https://play.google.com/store/apps/details?id=me.lyft.android&hl=en_US&gl=US)
2. Set up LYFT account & ensure you have form of payment loaded, & all waivers signed
  - *Personal credit card will not be used, but you need to have app ready to roll for bike ride*
3. We will provide a PROMO code for use during your ride



## PRIOR TO ARRIVAL (cont'd)



### 1. Download RTD Mobile Tickets App

- APPLE - <https://apps.apple.com/us/app/rtd-mobile-tickets/id1302195466?amp%3Bmt=8&ls=1>
- GOOGLE PLAY - <https://play.google.com/store/apps/details?id=com.justride.rtddenver>

### 2. Purchase Rail Pass

- Open RTD Mobile Ticket App & select “Buy Tickets”
- Select Full Fare (*unless over 65, Medicare recipient, or individual w/ disabilities*)
- Navigate to “Multiple” Tab to purchase more than one ticket
- Purchase 2 Regional/Airport Day Passes (\$10.50 x 2 = \$21)
- Check out & save mobile confirmation – *Unused tickets expire within 45 days*

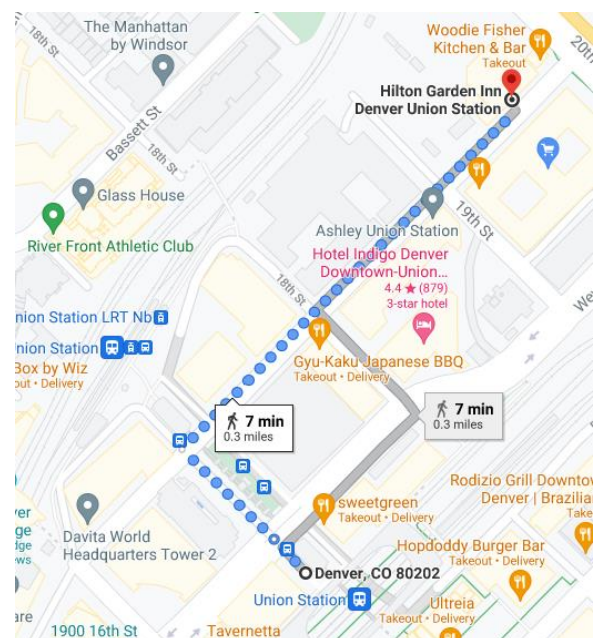
## Thursday, October 21<sup>st</sup> – ARRIVAL & CHECK IN

- Upon your arrival at Denver Int’l Airport, follow signs to the **Transit Center** and proceed to the south exit on Level 5 (look for the large American flag), exit the terminal through the sliding glass doors and take the escalator located in the center of the plaza down to Level 1.
  - If you did not pre-purchase your mobile ticket, locate a Ticket Vending Machine & purchase tickets for the **University of Colorado A Line** (\$10.50 per person)
- Proceed to rail platform and board **University of Colorado A Line** towards downtown Denver - Trains depart to and from the airport every 15 minutes throughout the day
- **IMPORTANT:** *Fare inspectors circulate through rail cars to check for valid fare. When asked, show your validated ticket. You may also be asked to show your ticket at rail stations in areas identified by "Fare Paid Zone" signs.*

## HILTON GARDEN INN DENVER UNION STATION

1999 Chestnut Pl, Denver, CO 80202

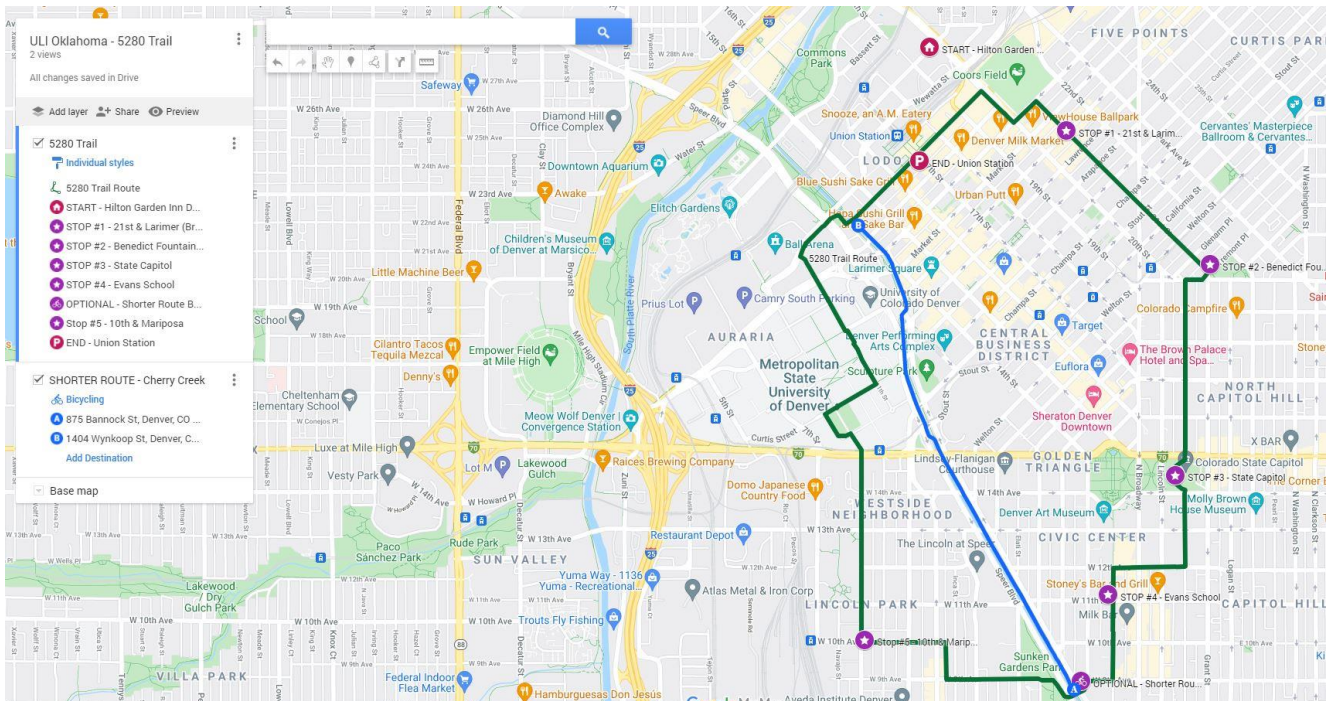
- Upon arrival, walk or take an Uber to the hotel
  - (.5 miles – 10-minute walk)
- Reservations are under the primary registrant’s last name
  - **You will need a personal CC @ check-in to cover incidentals**
  - Check in begins at 3pm but if you arrive earlier, they can store your baggage
  - If you have difficulty with the check-in process, please call/text Michelle (417-773-1838)



- 4:20 PM Walk to Union Hall (6 min.) Meet Mark Zitzow in hotel lobby *no later than 4:20pm*  
Union Hall - 1750 Wewatta St Suite 144, Denver, CO 80202
- 4:30 PM **Welcome Presentation** **Denver "Yesterday/Today/Tomorrow"**  
**Ken Schroepel – DenverInfill**
- 6:30 PM Walk to Dinner Woodie Fisher Kitchen & Bar (Hotel Restaurant)  
1999 Chestnut Pl #100, Denver, CO 80202

## Friday, October 22<sup>nd</sup>

- 7:45 AM Depart for The Alliance Center Meet in hotel lobby *no later than 7:45am*  
The Alliance Center - 1536 Wynkoop St, Denver, CO 80202
- 8:00 AM RTD Transit Talk **Bill Van Meter – Asst. General Manager of Planning, RTD Denver**
- 9:00 AM Union Station Redevelopment **Amy Cara – Managing Partner, East West Partners**
- 10:00 AM Walk back to hotel
- 10:20 AM Gather near LYFT Bikes at entrance to hotel
- 10:30 AM **5280 Loop - Bike Ride** **Adam Perkins - Urban Villages**  
**Brett Boncore – City and County of Denver**



**IMPORTANT:** *Helmet is recommended! After your ride, please end the ride on your app and make sure bikes are LOCKED at a public bike rack. We will acquire additional charges if not locked properly.*

12:30 PM      BREAK

2:45 PM      Depart for Lower Highlands      Meet in hotel lobby *no later than 2:45pm*

3:00 PM      Lower Highlands Infill Tour      VARIOUS – see map below



★ **3:15pm: 17th & Platte** - Melissa Rummell - Project Manager, Nichols Partnership  
 ○ *Only restroom opportunity before Recess Beer Garden*

3:45pm: Walk from Platte Street to 18th & Boulder via the Highland Bridge, passing new multi-family developments and Little Man Ice Cream/Linger adaptive reuse project

★ **4:05pm: 18th & Boulder** - Bill Moore – Owner, Sprocket Design Build

4:20pm: Walk with Bill along Quivas/33rd/Shoshone streets to view a mix of modern and historic SF homes, rowhomes, townhouse/slot homes, apartments and condos

★ **4:40pm: 18th and Erie** - Mark Lindgren - Development Manager, Corum Real Estate

5:00PM      Happy Hour      Recess Beer Garden  
 2715 17th St #103, Denver, CO 80211

6:00 PM      FREE TIME      *Suggested Dinner Options below – Reservations Encouraged*

**Avanti Food & Beverage** - Denver's 1<sup>st</sup> Food Hall - 3200 N Pecos St

**Postino LoHi** – Small shared-plates - 2715 17th St

**Linger** – Vegetarian/GF Friendly w/ Outdoor Patio - 2030 W 30th Av

**Señor Bear** – Latin American w/ Outdoor Patio - 3301 Tejon St

**Uncle** – Asian Fusion, long waits without reservation - 2215 W 32nd Ave

**Lola Coastal Mexican** - Northern Baja Cuisine - 1575 Boulder Street

**El Five** - Spanish and Mediterranean tapas - 2930 Umatilla St, Suite 500

**Sushi Sasa** – Modern, minimalist Japanese – 2401 15th St #80

**Dimestore Delibar** – Fresh Deli & Market - 1575 Boulder Street Unit A

*So many more! Explore! Have fun!*

## Saturday, October 23<sup>rd</sup>

8:30 AM	Check Out & Store Bags	Be prepared to leave <i>no later than 8:45am</i>
8:45 AM	Depart for McGregor Square	
9:00 AM	<b>McGregor Square Site Tour</b>	<b>1901 Wazee St, Denver, CO 80202</b>
10:00 AM	<b>Dairy Block Infill Walking Tour</b>	<b>Various</b>
11:00 AM	Brunch	Denver Milk Market 1800 Wazee St #100, Denver, CO 80202 <i>\$25 Gift Cards will be provided to each participant</i>

**DEPART** - *Allow at least an hour travel time from Union Station to Denver Airport.*

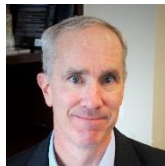
## SPEAKERS & HOSTS



**Ken Schroepel – Denver Infill**

<https://denverinfill.com/>

Ken Schroepel is the Director of Urban Design and an Assistant Professor CTT in the College of Architecture and Planning at the University of Colorado Denver, where he teaches in both the Master of Urban and Regional Planning and Master of Urban Design programs. Prior to his joining the faculty in 2012, Ken worked for many years in private practice as a planning consultant and project manager. Ken is active in Denver's urbanist community, having served over the years on numerous boards and committees with organizations such as ULI-Colorado, American Planning Association, Denver Architecture Foundation, Congress for New Urbanism, Downtown Denver Partnership, YIMBY Denver, and Union Station Advocates. Ken is also well known as the founder and editor of the popular DenverInfill blog that offer news, ideas, and commentary on infill development and sustainable urbanism in the Mile High City.



**Bill Van Meter, Assistant General Manager, Planning; Regional Transportation District, Denver Colorado.**

<http://www.rtd-denver.com/>

Bill is the Assistant General Manager, Planning for the Regional Transportation District (RTD). He has been employed with RTD since 1991 and has been in his current position since 2010. Bill has over 33 years of experience in the transportation planning field, with experience in public transit and roadway planning, managing multi-modal transportation studies, Federal Transit Administration New Starts and Small Starts grant funding programs. Bill currently represents RTD as a Commissioner on Colorado's Southwest Chief and Front Range Passenger Rail Commission and as a non-voting Board member of the Denver Regional Council of Governments.



**Amy Cara – Managing Partner, East West Partners**

<http://www.ewpartners.com/>

East West Partners develops new communities, and improves existing ones, in ways that add lasting value. As the Managing Partner in Denver, Amy oversees the team that recently completed the Denver Union Station transit redevelopment and much of the adjacent residential and office. She also oversaw the revitalization of The Landmark, a distressed mixed-use community that needed new eyes and perspective. Prior to this, Amy helped create the Riverfront Park community. More than a collection of buildings, the Riverfront Park neighborhood, Denver’s Union Station Neighborhood, and The Landmark development represent something important to Amy – creating a sense of place. Amy is a past Chair of ULI Colorado, and Vice Chair for the Urban Development/Mixed Use Bronze Council of ULI.



**Adam Perkins – Design Manager, Urban Villages**

<https://urban-villages.com/>

Adam is the Design Manager for Denver’s Urban Villages – a real estate development firm that specializes in designing, constructing, and investing in dynamic, district-wide ventures anchored by extraordinary buildings and the spaces that connect them. Guiding Adam’s work is his conviction that public spaces and places function as the connective tissue that binds people together and anchors community. He has a background in community planning, international development, public works, and equity planning. Prior to joining Urban Villages, Adam worked for Downtown Denver Partnership and the City of Denver.



**Brett Boncore – Multimodal Engineer, City and County of Denver**

<https://www.denvergov.org/Government/Departments/Department-of-Transportation-and-Infrastructure>

Brett Boncore has served as the Multimodal Engineer for the City and County of Denver since 2019. Brett has a passion for seeing communities thrive through the development of bike, pedestrian, and transit infrastructure that supports the holistic goals of the community.



**Patrick Walsh – CEO, McGregor Square**

<https://www.mcgregorsquare.com/>

Located directly south of Coors Field, the iconic home of the Colorado Rockies, McGregor Square will feature a new 176-room hotel, a 108-unit residential tower, over 200,000 square feet of commercial office space, and approximately 68,747 square feet of retail. All three buildings will surround a 28,000 square foot content plaza that will host everything from concerts and festivals to an ice-skating rink in the winter. The development is named after Keli McGregor, a former Rockies executive whose idea it was to develop the parking lot across the street from the baseball stadium.



**Don Cloutier – General Manager, McWhinney (Dairy Block)**

<https://dairyblock.com/>

Don Cloutier is the General Manager of Dairy Block, the award-winning micro-district in Denver’s LoDo neighborhood. A graduate of the University of Indianapolis, Cloutier has worked in commercial real estate since 2010. He joined McWhinney, the Colorado-based real estate development, investment and management firm, two years ago to lead the opening of Dairy Block – which offers more than 310,000 square feet of mixed-use retail, restaurant and office space, along with the 172-room Maven Hotel. Cloutier previously worked for Simon Property Group and Washington Prime Group, where he focused on leasing and property management of varied shopping center types.

## IMPORTANT PHONE NUMBERS

Monique Short (Event Co-Chair)	405-706-4996
Erica Emery (Event Co-Chair)	405-514-5114
Michelle McBeath (ULI Manager)	417-773-1838
Hilton Garden Inn Denver Union Station	720-643-1999

## SOCIAL MEDIA

<u>NAME/LOCATION</u>	<u>TWITTER</u>	<u>INSTAGRAM</u>
ULI Oklahoma – Tag us!	<a href="#">@ULlklahoma</a> #ULIOKtravels	@ULlklahoma #ULIOKtravels
Hilton Garden Inn Denver Union Station	@HGIunionstation	@hgiunionstation
Union Hall		@unionhalldenver
DenverInfill	@DenverInfill	@denverinfill
Woodie Fisher Kitchen & Bar		@woodiefisher
RTD	@RideRTD	@ridertd
Denver Union Station	@DenversStation	@denverunionstation
East West Partners	@EWPpartners / @AmyEWP	@eastwestpartners
5280 Loop	#5280loop	#5280loop
Highlands		@visitdenverhighlands
Recess Beer Garden	@Recesslohi	@recessbeergarden
McGregor Square	@McGregor_Square	@mcgregor_square
Dairy Block	@dairyblock	@dairyblock
Denver Milk Market		@denvermilkmarket
GE Johnson (Sponsor)	@gejcc	@gejcc
Ideal Homes (Sponsor)	@IdealHomesOK	@idealhomesok
Omega Investments (Sponsor)		@modernrtouchbyomega

# FOOD & COFFEE NEAR HOTEL

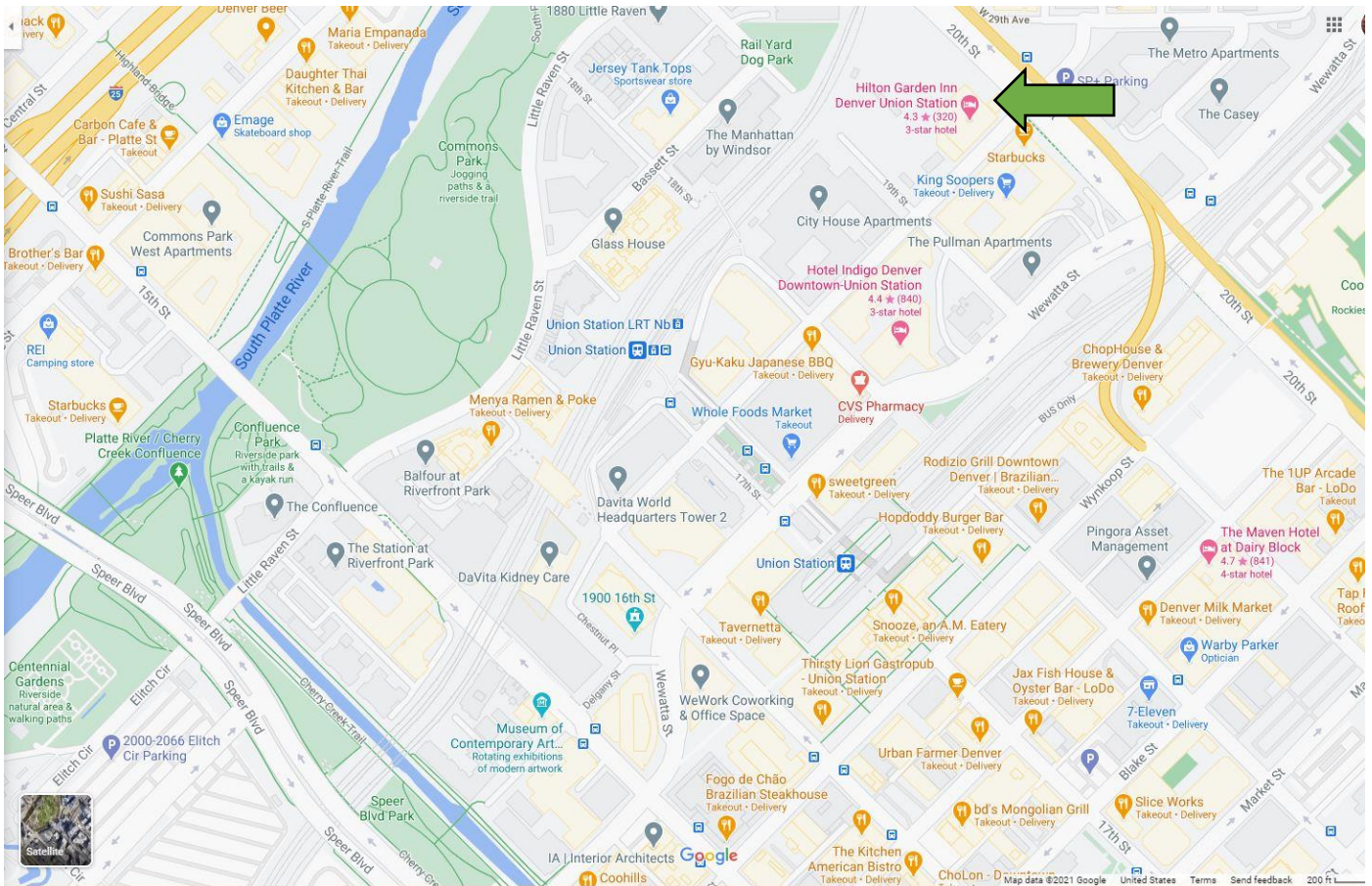
Garden Lane Canteen (in hotel) - Continental breakfast buffet or order off the menu

The Shop (in hotel) – grab n go options

King Soopers - 1950 Chestnut Pl, Denver, CO 80202

- Starbucks (located in King Soopers)

Whole Foods - 1701 Wewatta St, Denver, CO 80202



***\*\*Everything on map within 10-15 min walking distance\*\****



# EXPLORE ADD'L DISTRICTS/PROJECTS

## LARIMER SQUARE

- Denver's oldest and most historic block - The buildings along Larimer Square are now home to an inspired mix of independent shops, chef-driven restaurants, lively bars, and wellness and beauty services.
- 20 minute walk from Hilton Garden Inn
- <https://www.larimersquare.com/>

## 16<sup>th</sup> STREET MALL

- Distinctly Denver and designed by famed architect I.M. Pei, the 16<sup>th</sup> Street Mall is a tree-lined, pedestrian promenade that runs through the center of Downtown.
- Free shuttle buses, dubbed the MallRide stop on every corner (map below). Hop on and hop off as the shuttles come and go every few minutes and make everything downtown easy to reach.
- 10-20 minute walk from Hilton Garden Inn
- <https://www.denver.org/things-to-do/denver-attractions/16th-street-mall/>



## RINO (River North)

- The district's interesting blend of urban charm and unique industrial revival makes it a great destination for visitors. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios.
- 30 minute walk from Hilton Garden Inn
- <https://www.denver.org/about-denver/neighborhood-guides/river-north-art-district/>

## 5 POINTS

- The district was known as the "Harlem of the West" because it was a frequent stop for jazz greats including Billie Holiday, Louis Armstrong and Miles Davis. Today, historic Five Points' creativity and vibrancy live on in a fascinating fusion of old and new.
- 35 minute walk from Hilton Garden Inn or take light rail to 25<sup>th</sup> & Welton station
- <https://www.denver.org/about-denver/neighborhood-guides/five-points/>

## SPENDING EXTRA TIME IN DENVER? Check out these other spots off the beaten path ...

### HISTORIC SOUTH GAYLORD STREET

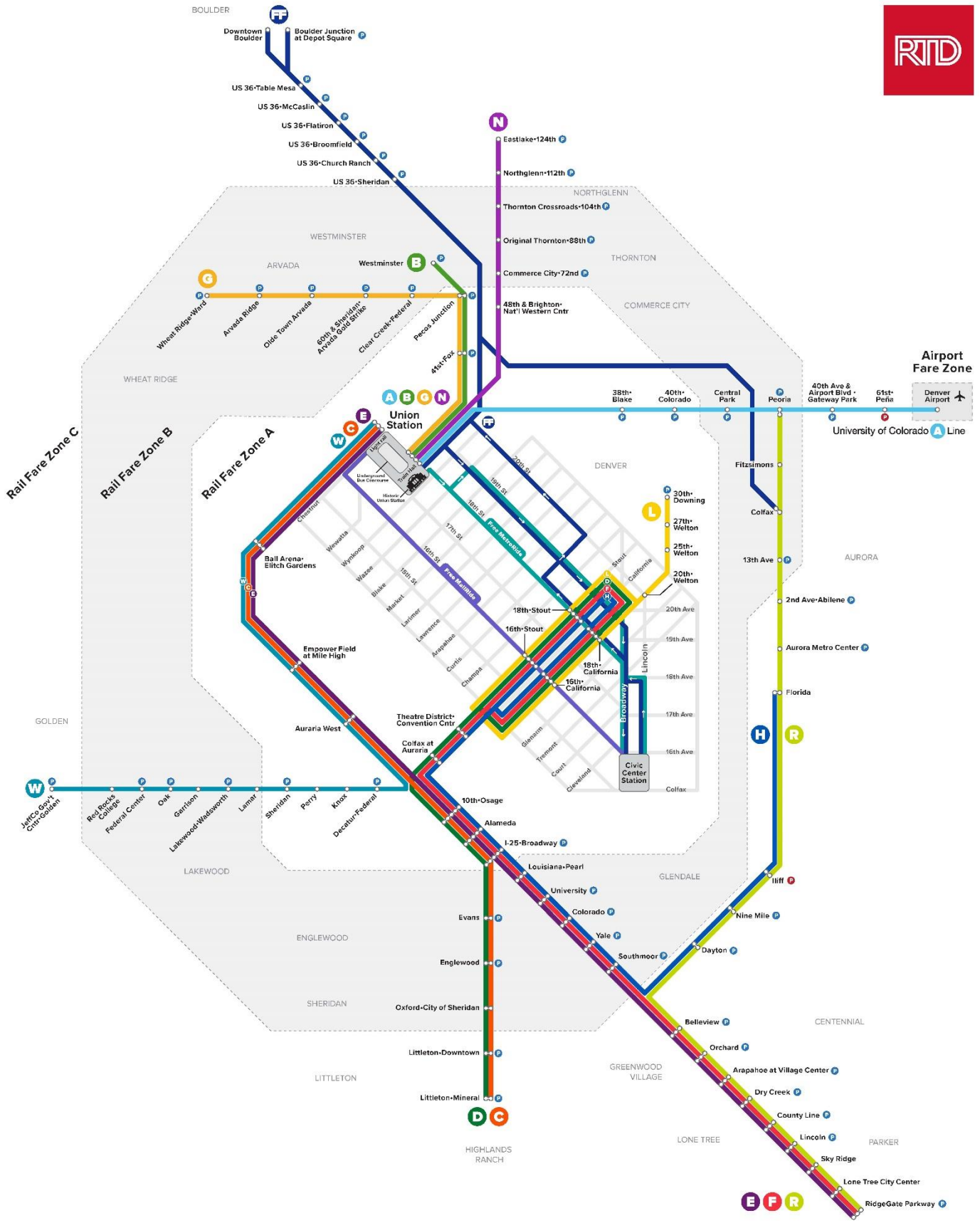
- The second oldest shopping district in Denver. This quaint neighborhood block in the heart of Wash Park, between Mississippi and Tennessee Avenues, features fine dining, local shops, and regular community events.
- <http://www.oldsouthgaylord.com/>

### ONEIDA PARK

- Oneida Park is a full city block of neighborhood retail located in the Park Hill neighborhood featuring local restaurants, retailers, and a large outdoor courtyard.
- <https://www.oneidapark.com/>

## ADDITIONAL GE JOHNSON PROJECTS





FLATIRON FLYER	
<b>FF</b>	Denver to Boulder
Flatiron Flyer tickets use a different fare structure than is represented on this map. Please see a Flatiron Flyer schedule for more information.	
rtd-denver.com   303.299.6000	

TRAINS	
<b>A</b>	Union Station to Denver Airport
<b>B</b>	Union Station to Westminster
<b>C</b>	Union Station to Littleton - Mineral
<b>D</b>	18th - California to Littleton - Mineral
<b>E</b>	Union Station to RidgeGate Parkway
<b>F</b>	18th - California to RidgeGate Parkway
<b>G</b>	Union Station to Wheat Ridge - Ward
<b>H</b>	18th - California to Florida
<b>L</b>	16th - Stout to 20th - Downing
<b>N</b>	Union Station to Eastlake - 124th
<b>R</b>	Peoria to RidgeGate Parkway
<b>W</b>	Union Station to JirFco Gov't - Golden

FARES	
<b>LOCAL</b> Travel through 1-2 rail fare zones.	
3-hour pass	Full fare \$3.00, Discount \$1.50, Youth* \$0.90
MyRide Card	\$2.80, \$1.40, \$0.90
Day Pass	\$6.00, \$3.00, \$1.80
<b>REGIONAL</b> Travel through 3-3 rail fare zones.	
3-hour pass	Full fare \$5.25, Discount \$2.60, Youth** \$1.60
MyRide Card	\$5.05, \$2.50, \$1.60
Day Pass	\$10.50, \$5.25, \$3.20
<b>AIRPORT</b> Travel to and from the airport.	
3-hour pass	Full fare \$10.50, Discount \$5.25, Youth** \$3.20
MyRide Card	\$10.30, \$5.15, \$3.20
Day Pass	Purchase a Regional Airport Day Pass

\*Discount fares are available for seniors 65+, individuals with disabilities, and Medicare recipients. \*\*Youth fares are available for youth ages 6-18. Proof of eligibility is required for all passengers using discounted fare products. Active duty members of the U.S. military ride for free on all RTD services.

FREE BUS SERVICE	
<b>Free MetroRide</b> Union Station to Civic Center via 16th St - Stops every block along 16th Street	
<b>Free MetroRide</b> Union Station to Civic Center via 18th & 19th St - Stops every 200-300 feet along 18th & 19th Streets	
RTD parking available. Fees may apply. Non-RTD parking available. Fees apply.	

# DENVER PARTICIPANTS

For more info, check out the ULI Member Directory - <https://americas.uli.org/membership/member-directory/>

LAST	FIRST	ORGANIZATION	EMAIL
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Zitzow	Mark W.	Johnson & Associates, Inc.	mzitzow@jaokc.com

**Waiver and Release:** By registering for and attending this event, I understand that my participation in the Event involves a certain degree of risk of loss, harm or injury to my person or property, including, but not limited to, harm from contracting COVID-19 or other viruses, acts of God, theft, fire or accident. I also understand that participation in this Event is entirely voluntary and requires attendees to abide by any applicable rules of conduct or local or state laws that may be announced at any time during the Event, which may include wearing personal protective gear and engaging in social distancing. While ULI is the sponsor of this Event and takes commercially reasonable steps to require the Event facility to maintain the venue in a safe and healthy condition, I understand and acknowledge that ULI has no direct control over and is not responsible for the acts or omissions of the facility or others involved in producing this event. I have carefully considered the risk involved and waive and release ULI and all its officers, directors, employees, staff, volunteers, faculty and affiliates from any and all claims, damages, injuries, or expenses that I may incur from my participation in this Event