

Neighborhoods

Places to live, people to see in Colorado Neighborhoods

Story: Jon Goldberg

DENVER TECH CENTER

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 and Saki Bar (303-267-8744) plus old standbys such as Del Frisco's Double Eagle Steak House (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 development near rail transit that fosters a pedestrian-friendly lifestyle where people can live, work and play with less dependence on their cars. TOD's 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 Denver Technological Center (DTC) to Lincoln, has invigorated this corridor and spawned a wave of exciting TOD's.

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 phase 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 TOD's 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 TOD's transforming DTC.

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 the Front Range Land Development. Favorably locate 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. 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 high-rises, Landmark One (complete) and the Meridian Tower (under construction), which together will boast some 250 units ranging in price from the \$300,000's to more than \$1 million. The second phase, the European Village of Homes, will include the Manor Home and Brownstone collections with prices from \$800,000's to almost \$3 million.

LINCOLN STATION. Dubbed “Colorado’s first go-burb 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 I 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 Fuller | Sotheby's International Realty. An attorney who practiced for several years in national firms before pursuing real estate, Jon lives in Denver with his wife and two sons.

IT'S ALL IN THE DETAILS.

When buying or selling a home, you need the help of an experienced professional who understands the details fundamental to achieving outstanding results.

-Jon Goldberg, a former attorney, puts his 20 years of experience in real estate and law to work for you.

-A contributing writer to *Colorado Expression* magazine, Jon knows Colorado. You can read his “Neighborhoods” article feature in this issue.

Call Jon today to discuss the details of your real estate needs.

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