

Downtown Denver Hotel Development Projects, February 2010

Hotel Name	Address	Number of Rooms	Number of Floors	Important Dates	Developer
Embassy Suites Hotel	14th & Stout	403 Rooms	27 Story	Completion 2010	WPM Construction
Four Seasons Hotel & Private Residences	14th & Arapahoe	235 Rooms, 102 Condos	45 Story	Completion 2010	1111 Tower, LLC.
W Hotel	Market St & 16th	230 Rooms, 14 Condos	12 Story	NA	Sage Hospitality Resources
Metro State Hotel & Hotel Learning Center	Speer & Auraria Parkway	180 Rooms	11 Story	Completion 2012	Metro State & Department of Hospitality, Tourism and Events (HTE)
The Cable Building	18th & Lawrence	about 200 Rooms	15 Story	NA	Central Development
Museum Residences (Phase 2)	12th Broadway	100 Rooms	17 Story	NA	Museum Residences, LLC.
15th & Welton	15th & Welton			NA	
1800 Sherman	1800 Sherman	300 Rooms	9-12 Story	NA	Barrons Development
Hotel Gold Crown	800 15th St.	264 Rooms, 12 condos	17 Story	NA	Ranko Mocevic
	Recently Completed		Totals		
	Planned/Under Construction		4 projects under construction/planned		
	Proposed		Over 1000 rooms		
			Over 100 condos		

Downtown hotel rooms total 7,888 and metro-wide hotel rooms total 42,000.
Downtown hotel rooms constitute 18.8% of metrowide hotel rooms.

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Downtown Denver Public Development Projects, February 2010

Project Name	Address	Square Footage	Cost	Important Dates	Developer
Auraria Science Building	Arapahoe St. & Speer Blvd.	197,000 SF addition & 142,000 SF renovation	\$111 Million	Addition opened in Fall 2009, renovation opens Fall 2010	Auraria Foundation, three Auraria colleges and State of Colorado
Clyfford Still Museum	1200 block of Bannock	31,500 SF	\$29 Million	Construction 2009-2011	City & County of Denver
Colorado History Center	1200 Broadway	190,000 SF	\$111 Million	Completion 2011	State of Colorado
Denver Justice Center	Colfax Between Fox St. & Delaware St.	952,200 SF	\$305 Million	Completion 2010	City & County of Denver
Denver Police Crime Laboratory	14th Avenue Between Cherokee & Delaware	60,000 SF	\$36 Million	Construction 2010-2011	City & County of Denver
Railyard Dog Park	Riverfront Park	43,560 SF	\$500,000	Completion 2010	City & County of Denver
Student Success Building	9th Street & Auraria Parkway	143,000 SF	\$62 Million	Completion 2012	Metropolitan State College
18th Street Pedestrian Bridge	Central Platte Valley - 18th	Spanning railroad tracks	TBD	Completion 2010	Riverfront Park Foundation
Ralph L. Carr Colorado Judicial Complex	Entire block bordered by 14th, Broadway, 13th and Lincoln	150,000 SF Courthouse & 450,000 Office Tower	\$259 Million	Completion 2013	State of Colorado

	Recently Completed
	Planned/Under Construction
	Proposed

Totals
9 projects under construction/planned
Over \$800 million
Over 2 million SF

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Downtown Denver Office Development Projects, February 2010

Project Name	Address	Square Feet, Floors	Cost	Important Dates	Developer
1400	14th & Wewatta	210,000 SF, 10,000 SF retail 9 story	NA	Completed Spring 2009	Opus Northwest, LLC.
1401 Wynkoop	1401 Wynkoop	100,000 SF office, 10 story	NA	Completed Spring 2009	Opus Northwest, LLC.
1515 Wynkoop	15th & Wynkoop	300,000 SF, 8 Story	\$90 million	Completed Spring 2009	Hines
1755 Blake Street	1755 Blake St.	113,000 SF, 5 Story	NA	Completed Spring 2009	First Century Development, LLC.
1900 16th Street (Phase One)	1900 16th St.	335,000 SF, 1,500 space parking structure, 18-Story	\$100 million	Completion 2009	Trammell Crow Co.
1800 Larimer	1800 Larimer	500,000 SF, 22 Story	\$192 million	Completion 2010	Westfield Development
IMA Financial Group Headquarters	18th & Wynkoop	100,000 SF, 5 Story	\$32 million	2011 Groundbreaking	Union Station Neighborhood Co. & IMA Financial
State Capitol Mixed Use Building	Colfax & Lincoln	190,000 SF, 10 Story	\$40 to \$50 million	NA	State of Colorado
Two Tabor	17th & Larimer	837,000 SF, 43 Story	\$300 million	Project was intended to start in 2008	Callahan Capital Partners
Bell Tower Office Project	Market & Speer	Estimated 250,000 SF	NA	NA	Buzz Geller
1501 Tremont	15th & Tremont St.	730,000 SF office, 34 Stories	NA	NA	Brookfield Development
16 Chestnut	16th & Chestnut	350,000 SF, 19 Stories	NA	NA	East West/Continuum Partners
1900 16th Street (Phase Two)	1900 16th St.	250,000 SF, 10 Story	NA	NA	Trammell Crow
Creekside Retail Center	Speer & Alcott	2,400 SF, 2 Story	NA	NA	
Pepsi Center Office Project	5th & Wazee	Two 5 Story buildings, totalling 300,000 SF	Over \$30 million	NA	Kroenke Sports Ent./NS West LLC
Sugar ²	Wazee St.	TBD	NA	NA	Urban Villages
Wewatta Plaza	18th & Wewatta	over 200,000 office/retail	NA	NA	Resolute Investments
	Recently Completed			Totals	
	Planned/Under Construction			2 Projects under construction/planned	
	On Hold			Over 600,000 SF	
	Proposed				





Downtown Denver Mixed-Use Development Projects, February 2010

Project Name	Address	Number of Units	Sq. Feet Office/Retail	Important Dates	Developer
1400	14th & Wewatta	22 Residential	310,000 SF Office, 10,000 SF Retail	Completed Spring 2009	Opus Northwest, LLC.
1990 Chestnut	19th & Chestnut	212 Residential	17,000 SF Retail	NA	Nichols Partnership
1601 Wewatta	16th, Wewatta, 17th & Chestnut	150 hotel rooms	450,000 SF office, 70,000 SF retail & 150- room boutique hotel	NA	Sunshine Development Company
999 17th Street	999 17th Street	180,000 SF Residential	375,000 SF office, 150,000 SF hotel, 180,000 SF residential	NA	Shea Properties
3500 Rockmont Drive	3500 Rockmont Drive	700 Residential	90,000 SF office, 30,000 SF retail, 180,000 SF hotel, 700 residential units	NA	Alliance Residentail
Colfax & Downing	Colfax & Downing	50-100 Residential	15,000 SF Retail	NA	Bill Mosher
East Colfax & Lincoln	East Colfax & Lincoln	NA	313,000 SF	NA	
Evan Makovsky Development	Block 162 - across from Convention Center	NA	Acquired 75,000 SF of land - will develop about one million SF	NA	Shames-Makovsky Realty Company

	Recently Completed
	Planned/Under Construction
	On Hold
	Proposed

Total
No Projects under construction/planned



New: Adaptive Re-use Development Projects, February 2010

Project Name	Address	Neighborhood	Retail/Office SF	Important Dates	Developer
1800 Glenarm	18th & Glenarm	CBD	20 Office condos, 2 retail spaces - total 60,000 SF	Completion Spring 2009	St. Charles Town Company
Larimer Corporate Plaza	17th & Larimer	CBD	110,242 SF Office	NA	Nichols Partnership
Sage Building	1575 Welton St.	CBD	42,300 SF Office, 6,750 SF Retail	NA	Shames-Makovsky Realty Company
Tony's Market	950 Broadway	Golden Triangle	10,000 SF, grocery store and café	Completed early 2009	NA
LoHi Marketplace	2930-2950 Umatilla	Highland	15,190 SF, restaurants, retail & offices	Completion 2011	Resurrection Properties 2
15th & California St.		CBD	NA	NA	NA

Note of criteria: These projects represent adaptive reuse of existing structures and in most cases involves retooling of existing spaces in Downtown.

DEFINITIONS

Recently Completed	Project was completed in the previous 18 months.
Planned/Under Construction	Groundbreaking was held and/or financing secure and developer promoting project. These projects are the most likely to advance to completion.
On Hold	Projects have advanced significantly (design review/planning processes), but are put on hold due to funding, economy or other mitigating factors.
Proposed	An article, brochure, and/or rendering publicized, but a lack of firm details or activity. These projects are the least likely to commence construction.

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