

Colorado **CONSTRUCTION** *& Design*

Spring / Summer | 2015

TRANSIT- ORIENTED DEVELOPMENT

SITE WORK ROUNDUP

INSIDE AGC
COLORADO
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Today’s TODs offer upward and outward mobility, in the form of light rail, bus, cycling, or a stroll with your rolling suitcase. (Rendering: Studio7g.com).
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Studio 7g elevates architectural rendering to a high art. Principal Gavin Woodworth began as a landscape architect and now focuses on bringing expression to the work of international design clients. Pictured: PEÑA STATION DEVELOPMENT.

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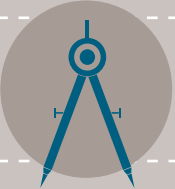
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TRANSIT-ORIENTED DEVELOPMENT

With 300 people a day moving to Denver (do the math: that's over 100,000 per year), it's no surprise that the market is being flooded with all variety of development, from residential to mixed-use and everything in between, scrambling to keep up with soaring demand.

But that only accounts for the vertical aspect of our built environment; what about the horizontal? That is, how are people going to get from A to B without further clogging our roadways with more single-driver vehicles?

Gratefully, a profusion of savvy developers and AEC firms are now working to integrate transit into the fabric of their urban design. In this issue we take a look at several innovative developments that are anticipating the transportation needs of their upwardly (and outwardly) mobile community members...

By David Scott

PEÑA STATION

Featured on the cover of this issue, this emerging development near 61st and Tower touches on everything that's right about Denver's built environment. The Hensel Phelps project will support multi-use development with access to bus and light rail, pedestrian- and bicycle-friendly spaces, all in a self-sufficient community.

A 23-mile electric commuter rail line linking Denver Union Station (DUS) with Denver International Airport (DIA) is scheduled to open in 2016, with stops throughout the Corridor of Opportunity and Peña Station, which promises to strike the appropriate balance between urban density on the one hand and excessive sprawl on the other.

Hensel Phelps Launches Union Tower West at Denver Union Station



Conscious development, along with access to multimodal transportation, marks a serious evolution of Denver Union Station — what ULI Colorado Executive Director Michael Leccese calls “our region’s symbolic heart.” (See his column on page 48).

AT LEFT: A rendering of Union Tower West, in which Millennials grudgingly share space with generation X-ers and young-at-heart baby boomers. **BELOW:** A birdseye view over 18th and Wewatta Steets. (Renderings courtesy of John Portman & Associates.)



Hensel Phelps has teamed up with John Portman & Associates to design and construct Union Tower West, located in the lower downtown (LoDo) area of Denver. This new \$92-million mixed-use project will include a hotel, offices, and parking adjacent to Denver Union Station (DUS). Benefits that make this development especially attractive include almost gratuitous access to public transportation, a pedestrian-friendly environment and a stone’s-throw distance from all things LoDo.

In addition to the 180-key hotel and 100,000 square feet of office space above the hotel, the development will offer 10,000 square feet of retail space, a parking garage for 216 cars, and a pedestrian plaza facing the 18th and Wewatta corner. The project, targeting LEED-Silver certification, broke ground in April and is expected to open in the winter of 2016.

Alameda Station TOD Coming

In August, D4 Urban and a PCL/CFC joint venture will deliver the first units on a 275-unit multifamily housing project known as “Denizen” at Alameda Station. Denizen represents the first successful project in RTD’s Transit Oriented Development Pilot Program and the first phase of redevelopment within the broader Denver Design District General Development Plan.

The development transforms the previously isolated Alameda Station Park-n-Ride into a vibrant mixed-use, pedestrian oriented community with the light rail station at its front door.

With a strong emphasis on activated open space and engaging public art, its pedestrian realm and dedicated bike lanes connect the project to the surrounding neighborhoods. With on-site car sharing service, Alameda Station light rail access, and a walkable location, Denizen aims to be a TOD destination.



The area around Alameda light rail station has been known as a food and culture desert, but Denizen, the neighborhood’s newest TOD, is working to change that perception. (Rendering courtesy of Kephart Architects.)



Site plan for CCTV (not to be confused with the iconic China Central TV building designed by Rem Koolhaas in Beijing. Rendering courtesy of The TOD Group.)

Clear Creek Village to be a Catalyst for Redevelopment

The Clear Creek Transit Village (CCTV) will be one of Denver’s most unique transit-oriented developments (TODs). Located 10 minutes from Union Station along the Gold Line, it will offer a resort-like atmosphere with housing, dining, shopping and entertainment.

The project consists of 12 blocks centered on a new main street, Clear Creek Avenue, with a central park and easy access to the bike path and RTD train station. Residents will be able to commute to more than 370,000 jobs across the metro area — including those at Denver International Airport — without needing a car.

The project is approved for up to 1,125 residential units and up to 250,000 square feet of commercial space. The first phase of the project is expected to break ground in 2016/2017. The project’s owners and master developer, The TOD Group, are looking for local developers and builders interested in the community.

East Commuter Rail Station Mixed-Use Project Planned

This TOD site is being developed in multiple phases and will provide direct pedestrian access to the new RTD East Commuter Rail 40th & Colorado Station, scheduled to open in 2016. The Urban Land Conservancy (ULC) purchased 9.4 acres of vacant land here in 2013.

The first phase of the project is being managed in conjunction with development partner Delwest and includes 156 affordable rental apartments. Designed by Parikh Stevens Architects, the phase-one building is currently under construction with the leadership of Drahota. ULC sees this as a model for community-driven development, with 156 new affordable homes to be built at this rail station, creating new housing options, supporting local employment growth, and connecting diverse neighborhoods.



Like billiard balls set in motion by a great cue stick, denizens of this TOD move in different directions toward endless transportation opportunities. (Credit: Delwest.)

SITE WORK: BUILDING on a SOLID FOUNDATION

What are the most important considerations before a building goes up? What is the suitability of the ground you're planning to build upon? Will stabilization be a necessary step?

Shoring, boring, tunneling and jacking... These are just a few of the myriad considerations that must be addressed in order build enduring structures, particularly in an age in which natural disasters and other factors are creating volatile conditions.

Not just a hole in the ground, an excavation site represents an intricate array of challenges and opportunities. Site work may not be the most glamorous part of construction, but it informs all aspects of site preparation — sewer, water, electrical utilities, curb and gutter, sidewalks, landscape planning, and the list goes on. Here we take a look at a number of projects in the early stages of construction, and weigh some of the site work elements that literally form the foundation of Colorado's built environment...

By CC&D Staff



General Support Aviation Battalion (GSAB) Maintenance Hanger at Fort Carson



OPPOSITE PAGE: An overhead view of the site provides some sense of the massive scale of site work at the GSAB.

LEFT: Roughly 6,000 cubic yards of infill is imported daily via 10 single-side or belly dump trailers, and eight double trailers. Each trailer holds about 18 cubic yards. (Photos: Swinerton Builders.)

Swinerton Builders Government (SBG) division is making progress on importing 480,000 cubic yards of structural infill at the General Support Aviation Battalion Maintenance Hanger project — pictured at left — a 66-acre site at Fort Carson. Heavy earthwork equipment is making light work of the job, with more than 200,000 yards of import needed to raise the sloping site by 20 feet.

Several of the large pieces of earth-moving equipment required for this colossal effort include:

- Two 10,000-gallon water pull tankers
- Two RM300 Rotomilling machines
- Two 637 scrapers
- One D-9 dozer and a grader

Ultimately SBG will build a 154,208-square-foot structural steel hanger to include nine helicopter bays, a two-story administrative office and support area, parking apron, taxiway, rotary wing parking and new roadway.

Section can't on next page...

A dramatic photograph of a large yellow Caterpillar bulldozer at night. The bulldozer is illuminated by its own headlights and the ambient light of the site. It is positioned in the foreground, with its large blade lowered. In the background, there are some structures and a dark sky with some clouds.

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Want a Site-Work Challenge? Try Transforming a Golf Course...



ABOVE: That's some 19th hole... A rendering courtesy of Mortenson, of Woodward's sprawling new headquarters, on the site of a former golf course.

Con't from previous page...

Mortenson Construction is building out the first two phases of this over 600,000-square-foot facility for Woodward, a Fort Collins-based manufacturing company that integrates leading-edge technologies into fuel, combustion, fluid, actuation, and electronic-control systems for the aerospace and energy markets.

Mortenson is helping them transform a former 101-acre golf course into a home for their new corporate headquarters and manufacturing campus. In cooperation with the City of Fort Collins, Woodward has donated 35 acres along the Poudre River for wetlands restoration, increased park space and bike/walking trail system.

The first phase of the project includes overlot grading, site work, site

improvements, parking, infrastructure upgrades, and the construction of the 303,000-square-foot industrial turbomachinery systems (ITS) building. Phase two adds the 60,000-square-foot

Woodward headquarters building, which will house offices for Woodward global operations and Woodward University. The design team is led by Ghafari, a Dearborn, Michigan-based firm that's

well known for its capabilities with BIM and manufacturing projects around the world. Future work includes a technology center and engineering-systems buildings.

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Kiewit Leads Demo on Olde Town Arvada Transit Hub

Scheduled to be completed by the fall of 2016, Kiewit has started with an early construction package that includes demolition, excavation, shoring walls and preliminary utility work, before the building phase begins. Kiewit plans to continuously communicate with local area residents and business owners regarding upcoming activities and potential disruptions.

As an engine for growth for Arvada, the new Olde Town Transit Hub facility will serve the future Gold Line commuter rail expansion from Denver Union Station (DUS). Located just east of the iconic water tower between Vance Street and Olde Wadsworth, and north of the Landmark Theatre, the transit hub will house a 606-stall parking structure, an eight-bay regional bus facility, and four pedestrian plazas in the town's historic district.

Kiewit Building Group Inc. is constructing the four-story parking structure, built in a hillside between the movie theater and an active railroad. The new parking structure will help alleviate a lack of parking for Olde Town patrons and provide new parking for commuters. Kiewit is collaborating with design partners RNL Architects and Trammell Crow Company on the design of the facility within the challenging construction site under a CMGC contract.



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SITE WORK

Saunders Begins Demo at 9th & Colorado Redevelopment



ABOVE: The massive redevelopment project calls for environmental abatement and complete demo of some structures, while setting aside others for gut-renovation. **BELOW:** A site map shows the contours of the project, with Colorado Blvd. on the left. (Images courtesy of Saunders.)

Saunders Construction, Inc. recently began demolition of existing buildings at the site formerly occupied by the CU Health Sciences Center in the area of East 9th Avenue and Colorado Boulevard.

The site is a 26-acre urban infill project developed by Continuum Partners and CIM Group. The property at East Ninth Street and Colorado Boulevard has been vacant since the medical center

moved to the Anschutz Medical Campus in Aurora in 2008. The initial scope includes environmental abatement and complete demolition of 15 existing buildings — totaling nearly 2 million

square feet — and interior demolition of three buildings, which are anticipated to be repurposed. Additionally, Saunders will provide new utilities, roads, a two-block underground parking structure and infrastructure to enable future development. Demo and prep will take 18 months, with a scheduled completion in the summer of 2016.

Continuum has proposed a \$419 million redevelopment that will include 900 to 1,100 units of apartments and for-sale housing, 250,000 square feet of retail and 125,000 square feet of office space. The plan calls for a highly walkable and bike-friendly project, integrating open green space, to include residential, office, retail, restaurant, hotel and public space.

The approximately \$419 million redevelopment project will receive \$47.9 million in tax-increment financing approved by the City of Denver and managed through the Denver Urban Renewal Authority.



Site Work at 61st and Peña Blvd Ahead of New Mixed-Use Development

Site work for the development, featured on the cover of this issue and also in our TOD feature on page 26, is being handled by Hensel Phelps. The contract consists of the design, permitting, and construction of approximately \$25 million of infrastructure work across a 150 acre site, which will support future multi-use development.

Site work runs the gamut from street improvements to a sanitary sewer lift station, force main and collection system, drainage improvements, potable and reuse water design and installation, coordination with the relocation of a liquid gas pipeline, landscaping, irrigation, park and median improvements, and a transit plaza with adjacent parking lot.

The project schedule coincides with the opening of the Peña Boulevard Station and the commuter rail line. 🚧

Compiled by Sean O'Keefe of Layer Cake Creative, a full-service marketing and publicity firm offering integrated professional-services marketing for AEC clients. CC&D is now accepting project submissions for K-12 and higher-education projects for our Summer / Fall issue. Email ConstructionNews@GoldenBellPress.com.

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