

## 20<sup>th</sup>&Chestnut



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## Location



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## Gateway to Union Station



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## Location

- Direct access into the Central Platte Valley
- Adjacent to Denver Union Station
- Adjacent to Riverfront Park, Coors Field, LODO
- Adjacent to Downtown, Ballpark
- Excellent Access to Lower Highlands
- Direct access to I-25

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## Overall Program

- 42,000 sf Full Service Grocer – LVL 1
- 13,000 sf In-Line Retail – LVL 1
- 314 Class “A” Apartments – LVL 2, 3, 4, 5
- 571 total parking spaces
  - ▣ 85 located at grade for grocery customers
  - ▣ 486 additional below grade parking spaces

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## Ground Level Site Plan



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## Level 2 – 5 plan



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## Architecture



## Full Service Grocer

- GROCER FEATURES

- Approximately 42,000sf of sales floor and prep space
- Featuring a large amount of fresh and prepared foods
- 85 parking spaces at grade
- 28 foot ceiling in store and grocer parking area

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## Full Service Grocer

- CHALLENGES OF AN URBAN GROCERY STORE

- Grocer is accustomed to typical suburban format
- Looking for a large (55,000sf) sales area and very low cost structure
- Expect 4 parking spaces/1000sf located at grade in front of store
  - Remainder of project parking below grade = \$\$\$
- In an urban environment, land is more expensive so density is required to justify land cost
  - At-grade surface parking in front of store is difficult to justify
- The grocer alone is not accretive to the project
  - Grocer cannot afford to pay rent that will justify the project cost
  - The grocer acts as an “anchor” for in-line and an amenity for apartments

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## Grocer – Community Support

- “Not only will this grocery store fulfill the needs of the current residents and visitors of LODO and Downtown, but it will provide an economic boom by increasing the desirability of our neighborhood to businesses and individuals seeking to move to the area”

Holly Barrett – Executive Director -LoDo District

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## Grocer – Community Support

- “A full service grocery store in Downtown will serve as an oasis to what is now a stark fresh-food desert in one of Denver’s most populous neighborhoods”

Councilwoman Judy Montero

- “The 2007 Downtown Area Plan goal is to add 18,000 new housing units by 2027. A grocery store is a necessary amenity that needs to be in place in order to achieve this goal.”

Tamara Door – President and CEO of Downtown Denver Partnership

## Apartments

- APARTMENT PROGRAM
  - 314 Units
    - 67% 1 BR and Studios
    - 33% 2 BR
    - Smaller unit sizes than historical average
  - 2 levels of below grade parking – 460 spaces
  - Apartments located on levels 2, 3, 4, 5

## Apartment Interior Amenities

- Club Room
- Cyber Café
- Fitness Center
- Bike Wash and Maintenance Area
- Business Center



## Apartment Exterior Amenities

- 20,000 of landscaped space including
  - Pool
  - Hot Tub
  - Fire Pits
  - Numerous Grilling Areas
  - Lounge Areas
  - Bocci Ball Court

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## Exterior Landscaped Space



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## Exterior Landscaped Space



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## Outdoor café seating along 20th



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## 20<sup>th</sup>&Chestnut Schedule

- Breaking Ground in Spring 2012
- All in-line retail available in 3<sup>rd</sup> Quarter 2013
- First 150 apartments delivered in 3<sup>rd</sup> Quarter 2013
- Grocer will open in 1st quarter 2014
- All remaining Units complete by January 2014

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## ANY QUESTIONS?



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