

# Construction, Design & Engineering

## Pinkard tops out Carraway on Penn multifamily, delivering in October

Pinkard Construction and OZ Architecture completed the external structure for Carraway on Penn, a new 42-unit, approximately 34,619-square-foot multifamily property. The project is located two blocks from the Louisiana/Pearl light-rail station in Denver's Platt Park neighborhood. Confluent Development, in partnership with Narrate Cos., is the project owner, and construction is anticipated to be completed in October.

Tony Burke, president and chief operating officer of Pinkard, says the project is a natural fit for Pinkard's teams, which have extensive experience building multifamily projects across Colorado.

"Carraway on Penn repre-



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sents a unique project for Confluent Development in the Platt Park neighborhood, one that will accommodate the increasing demand among residents

for high-end, sophisticated apartment living in this community but at more attainable price points," said Santiago Escobedo, development direc-

tor at Confluent Development. "The project will incorporate features that adapt to today's changing workplace, such as shared workspaces and boutiques, upscale finishes, and will appeal to those seeking an active yet simplistic lifestyle with convenient access to mass transit, parks and recreation, and nearby shopping and dining."

Matt Chiodini, associate principal at OZ Architecture, said the goal with Carraway on Penn is to complement the historical components of the neighborhood while providing a thoughtful, modern living experience that will deliver lasting value.

"The complex site geometry, a triangle, inspired our team

to pay special attention to key corners and show restraint along the street edges. Sensitivity to the building entries and window openings led to a unique asset that will provide much-needed housing in the heart of South Pearl district," said Chiodini.

"We couldn't be more excited to partner with Confluent Development on this project in an extremely supply-constrained submarket in Denver. Working in partnership with OZ Architecture and Pinkard Construction, we have a first-class team and look forward to bringing this project to fruition," said Adam Fenton of Narrate Cos. ▲

## AspenX premium retail, experiential concept is at the epicenter of Aspen's Gondola Plaza

Aspen Skiing Co. last winter announced the launch of AspenX, a new premium retail and experiential concept that will extend the destination to become a global performance living brand. The space includes a Prada collection, Elevated Bike Rentals, and a full-service espresso bar and small food service area.

Rowland+Broughton Architecture/Urban Design/Interior Design is the architect of record for the project, which was built by FCI Constructors.

The concept design was created by Cinco Design of Portland, Oregon.

A combination of ebonized oak and bleached oak (cabinets are ebonized, seating is bleached) were the primary materials used throughout. The dropped ceiling incorporated vertical extruded aluminum in rectangular extrusions to make the space feel more spacious.

"We are so thrilled to have played a role in the design of the new AspenX retail store, which brings together high-level

design and a new high-level alpine retail brand," said architect Sarah Broughton, FAIA, NCIDQ.

"Over the last 12 years, with an eye on sustainability and aligning with their core values, we have partnered on nearly 20 projects with Aspen Skiing Co., including element 47 and The Aspen Shop at The Little Nell, Limelight Aspen, Cloud 9 Bistro on Aspen Highlands and Aspen Mountain Club atop Ajax." ▲



The space includes a full-service espresso bar.

Shawn O'Connor

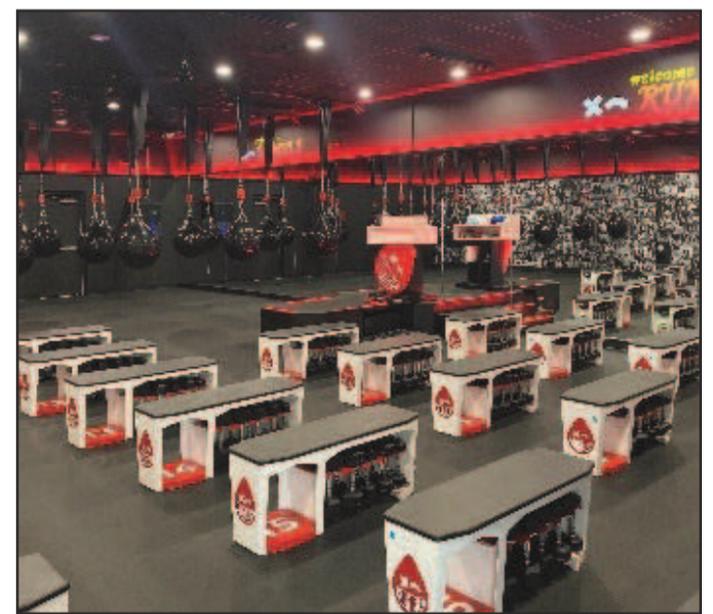
## Prologis delivers 141,524-sf Broadway Distribution Center in central Denver

Arch-Con Corp. completed Prologis' new Prologis Broadway Distribution Center, a 141,524-square-foot Class A industrial/distribution building at 6300 N. Broadway. It is fully leased to Target Corp. Designed by Powers Brown

Architecture and developed by Prologis, the building features a Class A office build-to-suit, 32-foot clear height, 9-by-10-foot dock-high doors, 12-by-14-foot drive-in doors, trailer and auto parking, ESFR sprinklers, LED light-

ing and reliable power.

Electrical engineering was performed by A&E Design with mechanical and plumbing engineering by Thompson Engineering Inc. Peak Engineering Inc. was the structural engineer. ▲



Sound dampening was a main concern for the adjacent tenants, so a rubber flooring system was installed throughout the space.

## Snyder completes tenant build-out for latest Rumble Boxing

Snyder Building Construction completed its second Rumble Boxing, this time located at Orchard Park Place in Westminster. Rumble Boxing is "group fitness for the individual" with a 45-minute intense strength and cardio workout set to custom hip-hop and house music with lighting to match the energizing vibe.

Snyder Building performed the 3,200-square-foot build-out of the gym space, lobby, restrooms and utility closet. The left side of the gym includes metal I-beam support for the water bags used in the boxing routines and the right side of

the gym is outfitted with weight benches and free weights for resistance training. The client opted for a concealed structural steel rack for the boxing bags. Sound dampening was a main concern for the adjacent tenants, so a rubber flooring system was installed throughout the space. Acoustical sealant was applied at the top of the walls and an isolation pad was installed at the bottom of the walls to minimize vibrations and sound. The walls were built with a double layer of sheetrock to provide extra sound protection. An audio-visual system was installed to provide specialty lighting. ▲

## The Crest at Woodmen is underway on its 3rd phase

Realm Realty began construction on a 79,576-square-foot Floor & Décor, which is slated to be open next year, as part of the third phase of the Crest at Woodmen, a 77-acre mixed-use development in Colorado Springs.

The Crest also will deliver

296 Class A apartment units by The Garrett Cos. as well as retail opportunities consisting of three free-standing pads and two 6,350-sf multitenant floater buildings (both inline and drive-thru space) that are available for lease. ▲