

DPC news items/articles as appeared in the Colorado Real Estate Journal...

DPC Development Buys Mixed-Use Land Near DIA

by Jill Jamieson-Nichols

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Having watched growth patterns near Denver International Airport while keeping its eye on one particular site, DPC Development Co. will soar into the area's development arena. The Greenwood Village-based developer plans a mixed-use project on 160 acres at the southwest corner of 56th Avenue and Tower Road, starting with a 10-acre site that will house approximately 150,000 square feet of retail, office, hotel and restaurant uses. "We've been watching it for four years," said DPC Executive Vice President Chris King. "We've seen all the growth happen and been pretty well in tune with it. We decided if we were going to go into that area, we wanted to go in with a substantial presence, so buying a quarter section made sense for us." DPC acquired the first 10 acres of what is known as the Berger property for \$750,000 and expects to complete the acquisition in phases over the next 15 months. The property is being sold by a local land syndicate that purchased it in 1973. "One of the things that drove us to sell was that we think it has a lot of potential to develop, but none of the owners are developers," said Greg Berger, an attorney whose father is part of the syndicate. "We feel the potential is pretty much unlimited as to what could go on out there. We wanted to identify an investor that we were very comfortable with," he said, explaining King is a family friend who became familiar with the property because of his development expertise. The site is located just east of Pena Boulevard, where 56th Avenue offers the first full interchange north of Interstate 70. Widening of 56th to a four-lane parkway is under way and should be completed by the end of the year. Tower Road also is being widened to four lanes. In addition, the city of Denver is working with Commerce City and Adams County to try to improve 56th Avenue all the way from Quebec Street to Pena Boulevard, said Denver Chief Design Engineer Roger Mutz. The land DPC Development is acquiring is within Denver's Gateway master plan, a master zoning plan that outlines uses ranging from residential to light-industrial to retail. "There will be a residential component to it that could take up to 30 percent of the site," said King. Another 40 percent of the property is expected to be split between office and office/flex space, with the remainder accommodating retail and service uses. "We're looking at this as a 10-year plan," said King. DPC expects to invest in excess of \$13 million in land and another \$14 in infrastructure and site work. The 10-acre retail/services site will be delivered within 90 days. As it continues to acquire and develop the acreage, DPC Development plans to go after midrise office and flex/R&D build-to-suits. While it plans to retain commercial buildings, residential land will be sold off to builders. "That's not our business," said King, adding there is great demand for multifamily and single-family housing in the vicinity. Denver-based DPC Development, which is developing the University Center in Fort Collins, owns approximately

\$175 million worth of industrial, office and retail properties along the Front Range.

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