

# APARTMENT PERSPECTIVE

**An Analysis of Apartment Market Conditions and Trends  
in Metro Denver, Colorado  
Produced Quarterly by James Real Estate Services, Inc.**

**FIRST QUARTER 2016**

## Overview

Denver is a popular apartment market for developers, lenders, investors and renters. The metro area benefits from a vibrant economy, attractive natural and built environments and a welcoming attitude towards newcomers. These factors combine to generate apartment development and demand.

The amount of apartment construction underway and planned in metro Denver is extensive. Rental rates had been increasing due to strong demand, but the amount of new apartment construction coming onto the market is causing conditions to soften. Over the long term Denver remains an attractive market for apartment investment but it is important to be cautious since market conditions are likely to continue to deteriorate during 2016.

## The Denver Apartment Market

The apartment market in metro Denver contains 208,543 units in apartment properties of 50 units or more. The City & County of Denver has the largest number of units, followed by Arapahoe County. Development is active in all seven counties, especially in Denver. Transit-oriented and downtown projects comprise many of the metro Denver apartment properties underway and planned. A very limited amount of development of rental apartments is taking place in projects with less than 50 units.

The following table shows, by county, the number of units in projects of 50 units or more existing, under construction and proposed at the end of the 1st quarter of 2016. Not all of the proposed projects are likely to be built, and others will subsequently be announced. In addition the table lists the number of units started and completed during the 1st quarter of 2016 and for all of 2015:

County	Units Existing	Units Under Construction	Units Proposed	1st Quarter Started	2015 Started	1st Quarter Completed	2015 Completed
Adams	27,828	1,205	1,376	63	161	0	622
Arapahoe	49,413	2,413	2,119	177	1,478	0	2,106
Boulder	13,221	1,129	2,499	707	60	0	1,054
Broomfield	6,137	1,108	943	0	508	0	592
Denver	70,482	10,249	9,815	940	5,692	1,207	4,985
Douglas	13,823	1,877	1,712	480	676	306	596
Jefferson	27,639	2,409	2,998	879	987	317	997
<b>Total</b>	<b>208,543</b>	<b>20,390</b>	<b>21,462</b>	<b>3,246</b>	<b>9,562</b>	<b>1,830</b>	<b>10,952</b>

## The Denver Economy

Apartment demand is driven by several factors, including population growth and the health of the local economy, measured primarily by growth in employment. Apartment demand, defined as net absorption (physical occupancies minus departures), is also affected by demographics.

In Denver, for example, the influx of younger residents or “millennials” benefits apartment demand, as does the rising demand for apartments by older “lifestyle renters” who no longer desire the responsibilities of property ownership. To some extent the number of college and university students also affects the market, especially in Boulder and in neighborhoods adjacent to the University of Denver and to the Auraria campus downtown.

In terms of younger renters, however, it is important to recognize that many are burdened by student loan debts and may not be making salaries adequate enough to justify renting some of the more expensive apartment units popular among developers today.

The following table shows employment and unemployment data from the US Bureau of Labor Statistics for the US, the State of Colorado and metro Denver. Data is for March 2016 and is preliminary. The Bureau of Labor Statistics defines Boulder as a separate metro area for statistical purposes. Change is from the same period one year before.

	Employment	Change	Unemployment	Change
United States	143,774,000	2.0%	5.0%	-0.5%
Colorado	2,793,600	3.2%	2.9%	-1.1%
Denver	1,475,900	3.5%	3.3%	-1.1%
Boulder	173,700	2.5%	2.9%	-0.8%
Denver/Boulder Metro	1,649,600	3.4%	3.2%	-1.1%

To put matters in a broader perspective, the following table shows year-end employment and unemployment trends in metro Denver (including Boulder County) since 2010, using data from the US Bureau of Labor Statistics.

<b>Year</b>	<b>Employment</b>	<b>Change</b>	<b>% Change</b>	<b>Unemployment</b>
2015	1,619,800	10,700	0.7	3.0%
2014	1,609,100	55,300	3.6	3.9
2013	1,553,800	38,000	2.5	5.5
2012	1,515,800	33,200	2.2	6.9
2011	1,482,600	31,100	2.1	7.8
2010	1,451,500	20,600	1.4	8.7

Total employment in the Denver metro area has been increasing steadily since 2010, rebounding from the effects of the Great Recession of 2008 and 2009. However, the increase between the end of 2014 and December of 2015 showed a considerable slowing in the rate of growth. The slowdown in employment growth became evident in the spring of 2015.

The metro economy then began to show a rebound in the employment growth rate in the 4<sup>th</sup> quarter of 2015, with the year-to-year data for the 1<sup>st</sup> quarter of 2016 indicating a return to the more vibrant expansion recorded in 2014. However, the US Bureau of Labor Statistics often makes substantial changes when figures are revised, so it is best to look at trends over a longer period than just for individual quarters. Employment is a driving factor for demand for all types of real estate so those trends should be monitored carefully

Denver continues to be mentioned on numerous “best of” lists, some of which are frivolous but others pertain to actual economic performance. Even with the vagaries in employment trends the metro economy is still attracting new businesses. Indicative of the fluidity of the local economy, several major announcements were made during the 1st quarter of 2016 that will result in new employment or job reductions, including:

1. Concentrix closed its Boulder call center, eliminating 270 positions.
2. Sprint cut 247 jobs at its offices in Arapahoe and Douglas counties.
3. The Denver Public School district reduced employment at its downtown central office by 157 positions.
4. Frontier Airlines is hiring 150 more flight attendants to be based at its hub at Denver International Airport.
5. Zillow is adding 150 jobs in Centennial.
6. InsuranceQuotes.com closed its LoDo office, eliminating 103 jobs.

7. Dish Network will open a software development office in downtown Denver, creating 100 new jobs.
8. Sports Authority cut 100 corporate headquarters jobs in Englewood. The company is currently in bankruptcy proceedings and closing some (and possibly all) of its sporting goods stores in the US. The resulting job losses in Englewood may be substantial.
9. Southwest Airlines as part of its expansion of service at Denver International Airport is adding at least 100 positions.
10. Twitter plans to open a downtown Boulder office, creating 100 jobs.
11. Virgin American Airlines announced a call center in Aurora that will hire about 100. However, that expansion may now be in question due to a recent attempt by Alaska Airlines to acquire Virgin American.

Of the most appropriate “best of” rankings, Denver was included on the following during the 1st quarter of 2016:

1. US News & World Report magazine named Denver as the best city in the United States for quality of life.
2. The online research firm WalletHub ranked Denver 4<sup>th</sup> nationally for technology professionals.
3. The Urban Land Institute’s 2016 “Emerging Trends in Real Estate” report rated Denver as the 6<sup>th</sup> best market for investment and development.
4. Penske Truck Rental ranked Denver 6<sup>th</sup> nationally as the most popular destination for do-it-yourself movers.
5. The Dell Future Economic Model listed Denver as the 8<sup>th</sup> best city in the US for its preparation for future economic conditions.

One factor to take into consideration is the decline in energy jobs in Colorado, especially for the coal, oil and natural gas sectors. This decline is due to falling prices, caused by lessened demand due to competition from renewable sources, stricter environmental controls, a worldwide market glut and economic slowdowns in Europe and other economies.

In Colorado the effects have been felt most in the producing sections of the state, especially in the northeast and northwest. In Denver there have been closures of regional and national oil and gas company offices, although the magnitude of the job losses has not been great. Those types of losses are being felt more in cities with greater concentrations of energy jobs, such as Houston and Oklahoma City. Nonetheless, it is a situation to watch.

Conversely, Denver is a center for the development of new energy technologies, especially in wind and solar power. The growth in these companies helps to create a balance to job losses in the coal, oil and natural gas sectors.

## Denver Apartment Market Conditions

For purposes of vacancy rates, net absorption and rental rates we use data supplied quarterly by the Apartment Association of Metro Denver. We have concerns about some of the methodology used in that report, so it is best to consider trends instead of the AAMD report’s actual numbers.

For development activity, however, construction starts and completions are based on actual quarterly visits by James Real Estate Services, Inc. staff to the locations of every apartment community of fifty units or more under construction or proposed in metro Denver.

The following table shows **1st Quarter 2016** data with comparisons to annual activity in previous years. The information provided for previous years is as of year-end or total year. Development activity by county is provided in the chart on page 2.

	Vacancy	Net Absorption	Units Started	Units Completed	Average Rental Rate	Rental Rate Change
2016	6.1%	4,663	3,246	1,830	\$1,315	1.8%
2015	6.8	864	9,562	10,952	1,292	10.6
2014	4.7	6,474	10,842	8,236	1,168	8.8
2013	5.2	2,788	10,417	3,741	1,074	9.7
2012	4.9	3,138	9,643	2,194	979	5.0
2011	5.4	1,536	3,029	1,051	932	2.5
2010	5.5	6,827	1,406	3,503	909	3.9
2009	7.7	4,069	1,054	2,009	875	2.0

Our concerns with the AAMD methodology involve the calculations of net absorption, average rental rates and the counting of the number of units completed, all factors that affect the reported vacancy rate and overall condition of the market. In reality, we believe that the metro Denver vacancy rate is actually in the 8% to 9% range rather than the AAMD estimated 6.1%. We anticipate that the metro vacancy rate will trend upward in 2016.

## Units Started by County

The following table shows the number of apartment units started in the seven metro Denver counties during the years 2009 through 2015. The number for 2016 is for the 1<sup>st</sup> Quarter.

	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	Metro
2016	63	177	707	0	940	480	879	3,246
2015	161	1,478	60	508	5,692	676	987	9,562
2014	981	623	629	600	5,189	1,212	1,590	10,842
2013	722	1,697	1,141	478	5,517	511	351	10,417
2012	470	1,174	940	1,438	4,248	697	176	9,643
2011	188	223	74	272	1,518	288	466	3,029
2010	372	280	347	0	407	0	0	1,406
2009	0	328	254	0	502	0	0	1,054

The following sixteen apartment communities containing 3,246 units were started in metro Denver during the 1<sup>st</sup> Quarter of 2016. No projects were started during the quarter in Broomfield County.

Adams County

- **Brighton Village Phase II**, 63 senior apartment units at 199 West Southern Street in Brighton by Hendricks Communities.

Arapahoe County

- **Edge Pointe Phase II**, 177 units of affordable housing at 12025 East 13<sup>th</sup> Avenue in Aurora by Solvera Developers.

Boulder County

- **Copper Peak**, 240 units by Inland Group at 10600 Park Ridge Avenue in north Longmont.
- **Kestrel**, 191 units of affordable housing by the Boulder County Housing Authority at 245 North 96<sup>th</sup> Street in Louisville. The units will be a mix of “workforce” and senior housing.
- **Renaissance Village**, 276 units at the southwest corner of Airport Road and Clover Basin Drive in southwest Longmont by Actis, LLC.

### Denver County

- **1707 and 1777 Chestnut Place**, 511 units in two towers occupying an entire block by Shorenstein Properties in the Denver Central submarket near Denver Union Station.
- **2525 Eliot Street**, 72 units by David Benton in the Jefferson Park neighborhood of the Denver Central submarket.
- **5280 Senior Residences**, 99 units of senior apartments at 1625 Pennsylvania Street in the Denver Central submarket by the Burgwyn Company.
- **Ash Street**, 112 units of affordable housing by Mile High Development at 1126 Ash Street in the Denver East submarket. Ash Street is part of the redevelopment of the former University of Colorado hospital campus on Colorado Boulevard.
- **Mariposa Phase VII-A**, 48 units of affordable housing by the Denver Housing Authority at 1040 Osage Street in the Denver Central submarket. Mariposa is the multi-phase redevelopment of a former public housing project.
- **Westwood Crossing**, 98 units of affordable housing by McDermott Properties at 3301 West Nevada Place in the Denver West submarket.

### Douglas County

- **Copper Steppe**, 264 units by the Inland Group at the northwest corner of South Vienna Street and Cosmopolitan Circle in unincorporated Douglas County west of South Chambers Road and the Town of Parker.
- **Vela Meridian**, 216 units by Shea Properties at 10115 South Peoria Street in unincorporated Douglas County south of East Lincoln Avenue.

### Jefferson County

- **Alta Pinehurst**, 350 units by Wood Partners at 3950 South Wadsworth Boulevard in south Lakewood.
- **Axis**, 374 units by Lennar Multifamily at 6963 West 109<sup>th</sup> Avenue in Westminster.
- **West Line Flats**, 155 units at 1250 Newland Street in Lakewood by Momentum Development. The project is adjacent to the RTD Lamar Street light rail station.

## **Units Completed by County**

The following table shows apartment unit completions by county in metro Denver since 2009. The numbers for 2016 are for the 1<sup>st</sup> Quarter.

	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	Metro
2016	0	0	0	0	1,207	306	317	1,830
2015	622	2,106	1,054	592	4,985	596	997	10,952
2014	524	272	1,100	1,354	4,731	156	99	8,236
2013	220	136	96	272	1,424	985	488	3,741
2012	300	503	74	0	1,317	0	0	2,194
2011	72	328	313	0	338	0	0	1,051
2010	0	1,112	0	673	1,475	243	0	3,503
2009	385	1,100	50	0	474	0	0	2,009

Ten apartment communities were completed during the 1<sup>st</sup> Quarter of 2016. No projects were added to the market in Adams, Arapahoe, Boulder or Broomfield counties during the period. The projects completed during the quarter added 1,830 units to the metro Denver market.

#### Denver County

- **Aster Town Center Phase II**, 135 units by Forest City at 3131 Syracuse Street in the Stapleton neighborhood in the Denver East submarket.
- **Broadstone on 9<sup>th</sup>**, 324 units by Alliance Residential at 800 Bellaire Street in the Denver East submarket. The project is the first completed section of the redevelopment of the former University of Colorado hospital campus on Colorado Boulevard.
- **Gables Cherry Creek**, 289 units by Smith Jones Partners at 360 South Monroe Street in the Cherry Creek East neighborhood of the Denver Central submarket.
- **Park Hill Station**, 156 units at 4055 Albion Street by DelWest Capital Group. The project is several blocks from RTD's new east commuter rail line North Colorado Boulevard station.
- **Renaissance @ North Colorado Station**, 103 units of affordable housing by the Colorado Coalition for the Homeless at 3999 Colorado Boulevard. As the name denotes, the building is close to the new RTD commuter rail line station and is directly across Colorado Boulevard from the **Park Hill Station** apartments.
- **Via**, 200 units by The Pauls Corporation at 828 Broadway south of downtown in the Denver Central submarket.

#### Douglas County

- **Watermark on Main Street**, 306 units at 18588 East Main Street in Parker by Watermark Residential.



## Jefferson County

- **Outlook Golden Ridge**, 172 units at 530 Golden Ridge Road in Golden by Evergreen Development. The project is located across West 6<sup>th</sup> Avenue (US-6) from RTD’s Golden light rail station at the Jefferson County Government Center.
- **Wheat Ridge Town Center North**, 50 units of affordable senior housing at 7300 West 44<sup>th</sup> Avenue in Wheat Ridge by Town Center North Apartments LLP. The building is adjacent to a similar project completed several years ago.
- **Zephyr Line**, 95 units by the St. Charles Town Company at 7900 West 14<sup>th</sup> Avenue in Lakewood. The project is three blocks from RTD’s west line light rail station at Wadsworth Boulevard.

## **Vacancy Rates**

The vacancy rates reported below are from the 1st Quarter 2016 report from the Apartment Association of Metro Denver. As mentioned above, we have concerns about the report’s methodology, and therefore, its accuracy, so we recommend that attention be paid mainly to trends.

Studio apartments, also called “efficiencies” by some, are returning as a popular unit type, especially in new upper-rental range apartment communities. Many of these projects are oriented to younger residents who are attracted to urban locations and amenities but prefer to live alone and do not need large apartments. Even smaller “micro” apartments are popular in some expensive cities such as Boston, New York, San Francisco and Seattle but are just now emerging in Denver. One such project, Turntable Studios, was completed in 2015 in a former hotel near Sports Authority Field at Mile High. Several other “micro” projects are in planning stages.

The following table shows vacancy rates by unit type since the end of 2009. Vacancy rates for 2016 are for the 1st quarter:

	<b>Studio</b>	<b>1 BR</b>	<b>2BR/2B</b>	<b>3BR</b>	<b>Overall</b>
2016	5.8%	5.9%	7.2%	6.1%	6.1%
2015	7.3	6.6	7.4	6.7	6.8
2014	3.5	4.4	5.4	5.2	4.7
2013	4.9	4.9	5.7	5.3	5.2
2012	3.3	4.4	5.8	5.1	4.9
2011	3.5	4.9	5.9	6.0	5.4
2010	3.7	5.1	6.1	5.6	5.5
2009	6.6	7.3	8.3	8.0	7.7

Note: Vacancy rates are for year-end for 2009 through 2015.

Vacancy rates often fluctuate due to the addition of new properties to the market. As reported above, there were, at the end of the 1<sup>st</sup> Quarter of 2016, over 20,000 units under construction in metro Denver, of which half were in the City & County of Denver. Many of the new properties are leasing units at the upper end of the rental rate spectrum, which raises concerns for overbuilding in 2016.

The Apartment Association of Metro Denver combines Boulder and Broomfield counties for the purposes of reporting vacancy and rental rates. The following table shows vacancy rates by county as of the 1st Quarter of 2016:

	<b>Adams</b>	<b>Arapahoe</b>	<b>Boulder</b>	<b>Denver</b>	<b>Douglas</b>	<b>Jefferson</b>	<b>Overall</b>
2016	4.7%	5.7%	6.6%	6.2%	11.2%	4.7%	6.1%
2015	5.6	6.2	7.8	7.6	9.3	5.3	6.8
2014	3.7	4.9	7.2	4.6	4.0	3.8	4.7
2013	5.3	5.2	3.4	6.1	5.0	4.6	5.2
2012	4.5	5.0	3.7	6.1	4.2	4.2	4.9
2011	5.3	6.8	4.4	4.8	4.7	4.4	5.4
2010	5.7	6.6	3.6	5.2	5.2	4.5	5.5
2009	6.3	8.6	5.8	8.8	5.5	7.3	7.7

Note: Vacancy rates are for year-end for 2009 through 2015.

The AAMD attempts to take into consideration the effects of specials and incentives by reporting what it defines as “economic vacancy”. The 1st Quarter 2016 estimate for that category was 13.0%, down from the 13.7% reported in the 4<sup>th</sup> Quarter of 2015. From our discussions with apartment owners and managers we believe that the effects of specials and concessions result in a much higher economic vacancy rate than that estimated by the AAMD report.

Based on our analysis of development activity and the probable level of demand we believe that the actual current vacancy rate in metro Denver is more likely in the 8% to 9% range. It will vary, of course, by location, type of unit, class of property and rental rate. A vacancy range of 5% to 7% is usually considered indicative of a balanced market. Considering the number of units coming on stream in 2016 we expect the metro vacancy rate to trend upwards during the next twelve months, possibly exceeding 10% by year end.

## **Rental Rates**

The following table shows average rental rates by county since 2009 when the Denver market began to recover from the effects of the Great Recession. Although the Apartment Association of Metro Denver report indicates that average rental rates for metro Denver have risen 47.7% between 2009 and 2015 it should be taken into consideration that these are not “same store”



rental rates and include the addition of new properties, many of which have rental rates well above average for the market as a whole. The rate of increase of average rental rates reported, therefore, is inflated when compared to previous years. This situation unfortunately leads to considerably misleading reports in the media about rental rate trends in Denver.

Average rental rates reported by the AAMD also do not take into consideration the effects of “specials” and concessions, a situation that is occurring in most submarkets and which will be even more evident over the next twelve months.

We are observing in some apartment community advertisements and websites offers of free rent and reduced security deposits, situations one would not expect in a market with only a 6.1% vacancy rate. Several months ago the **Business Denver** blog conducted a survey of some of the newest apartment communities in Denver and found a substantial amount of incentives being offered to tenants. For details see the article at: <http://www.businessden.com/2016/01/04/new-tenants-racking-up-perks-amid-apartment-boom/>. This is a further indication that the actual vacancy rate in metro Denver is more likely in the 8% to 9% range.

The table showing rental rate trends by unit type also includes, in the overall average, a small number of other unit types, such as two bedroom/one bath apartments and four bedroom apartments.

The Apartment Association of Metro Denver report, for purposes of data on rental rates and vacancy rates, combines survey results for apartment communities in Boulder and Broomfield counties. Rental rates for 2009 through 2015 are year-end averages. The rates for 2016 are for the 1<sup>st</sup> Quarter.

	Adams	Arapahoe	Boulder	Denver	Douglas	Jefferson	Overall
2016	\$1,257	\$1,235	\$1,475	\$1,331	\$1,492	\$1,304	\$1,315
2015	1,197	1,229	1,493	1,314	1,445	1,266	1,292
2014	1,096	1,120	1,329	1,183	1,384	1,123	1,168
2013	988	1,026	1,228	1,093	1,262	1,033	1,074
2012	949	995	1,198	1,065	1,187	994	979
2011	910	900	1,038	941	1,092	889	932
2010	893	890	996	911	1,090	847	909
2009	809	848	943	903	1,027	849	875

The following table shows the trend in average rental rates by unit type:

	<b>Studio</b>	<b>1 BR</b>	<b>2BR/2B</b>	<b>3BR</b>	<b>Overall</b>	<b>Change</b>
2016	\$1,046	\$1,169	\$1,542	\$1,841	\$1,315	1.8%
2015	1,060	1,148	1,508	1,808	1,292	10.6
2014	914	1,034	1,383	1,635	1,168	8.8
2013	816	921	1,234	1,438	1,074	9.7
2012	771	848	1,171	1,407	979	5.0
2011	695	822	1,098	1,295	932	2.5
2010	656	795	1,069	1,284	909	3.9
2009	677	756	1,036	1,233	875	2.0

Note: Rental rates are for year-end 2009 through 2015.

## **Apartment Investment in Metro Denver**

Apartments are a favored investment category for a wide range of buyers. According to CoStar Group, the investment activity in metro Denver for apartment properties of fifty units or more in recent years has been as follows. Data for 2016 is for the 1<sup>st</sup> Quarter.

<b>Year</b>	<b>Total Sales (in thousands)</b>	<b>Average Price Per Unit</b>
2016	\$939,640	\$165,342
2015	3,298,000	164,500
2014	3,640,000	151,244
2013	2,894,000	124,654
2012	2,600,000	93,415
2011	1,843,000	95,659
2010	560,600	70,263
2009	282,900	70,267

In 2013 investors set a metro Denver record with apartment sales of nearly \$2.9 billion. In 2014 investors easily broke that record by acquiring 121 properties containing a total of 27,546 units for over \$3.6 billion. Sales activity slowed somewhat during 2015, with investors acquiring only 88 apartment properties in metro Denver (with 50 units or more) containing 20,861 units for nearly \$3.3 billion.

During the 1<sup>st</sup> Quarter of 2016 investors bought 26 apartment properties of 50 units or more in metro Denver, according to CoStar Group. The properties contained a total of 5,683 units with an average per unit sale price of \$165,342.

According to brokers who specialize in apartment sales, buyers include local investors, real estate investment companies and a range of national and international institutional investors, including real estate investment trusts and life insurance companies. Acquisitions have included both existing apartment properties and those under construction.

## **Forecast**

The potential exists for a continued softening of the metro market in 2016 when many of the projects currently under construction come onto the market. During 2015 developers completed construction on projects adding 10,952 units to the market, well above demand. With 20,390 apartment units under construction in metro Denver at the end of the 1<sup>st</sup> Quarter of 2016, and another 21,462 proposed, we see a strong possibility for deteriorating market conditions during 2016, a situation that actually began during the second half of 2015.

Furthermore, depending on the fluctuations in job growth, apartment market conditions could deteriorate rather quickly. Apartment demand has been strong but slowed considerably in 2015. If the metro area's economy expands at a slower rate that situation could combine with overbuilding to soften the market considerably in 2016, pushing metro vacancies to 10% or more by the end of the year.

To put the situation into a broader perspective, consider the following:

- Over the 46 year period from 1969 to 2015 metro Denver governments issued building permits for an average of about 5,900 apartment units per year. The number fluctuated annually due to economic and market conditions, ranging from as low as 208 to nearly 25,000 units in 1972, with some 13,500 and 18,200 units in 1973 and 1971 respectively.
- JRES has tracked both starts and completions in metro Denver since 2009. Between 2009 and 2013 the annual average number of units completed was 2,499. In 2014 the apartment construction boom started to be more evident, with 8,236 units completed, a pace that was exceeded in 2015 when 10,952 units were completed, just as demand slowed.
- Many local real estate professionals consider 5,000 to 6,000 units to be the “normal” annual net absorption for apartments in metro Denver. Denver's net absorption in 2014 was 6,474 units, based on AAMD's quarterly reports. The AAMD subsequently revised a previous quarter's estimate to create total net absorption for 2014 of 8,631 units but we question the accuracy of an unexplained change of that magnitude.

- Over the past ten year period of 2004 to 2014 net absorption, according to the Apartment Association of Metro Denver, averaged about 3,400 units per year. This depressed amount of demand was due to several factors, including the effects of the Great Recession and of competition from for-sale housing.
- In 2015 the AAMD reported net absorption of **only 864 units**, which, if accurate, is a stunning decline from the levels of demand the AAMD reported in 2014 and during first half of 2015. For the 4<sup>th</sup> quarter of 2015 alone the AAMD reported **negative absorption of 4,247 units**, the greatest negative demand the AAMD has estimated in a single quarter since at least 2005. For the 1<sup>st</sup> Quarter of 2016 the AAMD estimated net absorption as **4,663 units**. This level of volatility between quarters should stretch the credulity of even the most optimistic observers.
- Denver's economy has been vibrant and helping to create demand for housing of all types. The tightness in the for-sale market has also created demand, at least temporarily, among some residents who would prefer to buy but cannot find a suitable residence to purchase. The decline in the demand for and prices of gas, oil and coal is affecting the energy sector of the economy, which may have negative impact on Denver's housing demand, since many national and regional oil and natural gas companies have headquarters or regional offices in Denver.
- Denver is a very popular magnet for younger residents. However, many of these recent college graduates are burdened by student loan debt, which makes their ability to afford high-priced apartments challenging to their budgets.

If the potential exists for overbuilding at the upper end of the market, that is not a concern at the lower end. There is strong demand for affordable housing in metro Denver that is simply not being met. Some local governments, in particular the City & County of Denver, and the Colorado Housing and Finance Authority, are working to fill the gap but cutbacks in federal funding are a barrier to construction of more affordable units, whether in the "workforce" or senior categories.

A competing factor for apartments is for-sale housing. This would normally be most evident with condominiums, but the inventory of units is quite tight currently. Few new condos are being built in metro Denver, mainly because of the potential for construction defects lawsuits from unit owners and homeowner associations but also because of lender reticence. Most of the condo projects that may start in 2016 in metro Denver will be selling at prices high enough to justify the high premiums for defects insurance for developers.

Attempts have been made in the Colorado legislature to change the laws allowing such suits but so far they have been unsuccessful. City councils in several metro area municipalities, including

Denver, have adopted ordinances designed to address the issue but those ordinances are likely to result in extended legal actions by some homeowner associations and individual condo owners.

If the situation is alleviated by local legislation in some municipalities then new condo development may create competition for new and existing apartments but likely not until at least 2017. So far new condo construction in those municipalities where ordinances were approved has been minimal to none. There is also considerable uncertainty whether even home rule municipalities in Colorado have the constitutional authority to pass ordinances that would limit the rights of homeowners to sue builders over construction defects, thus creating uncertainty and the potential for legal challenges.

It should also be taken into consideration that the decline in condominium construction is not limited to Colorado. Developers find construction lenders often very reticent about lending on that type of development. More popular are fee-simple townhouses, where homeowner associations do not have authority over construction issues. In most cases townhouse HOAs handle (if at all) lawn care and sidewalk snow removal. Development of townhouses has been quite active in the metro area, especially in the City & County of Denver.

Overall, since upcoming supply is known, it now all boils down to demand. We recommend that readers maintain a healthy skepticism and carefully track employment growth. The potential for overbuilding is not restricted to Denver; we see similar conditions arising in other popular growth markets in the US, especially Atlanta, Austin, Charlotte, Dallas, Nashville, Raleigh-Durham, San Francisco, Seattle and Washington, DC.

All that being said, Denver is an excellent long term market. The citizens of metro Denver have wisely made investments that benefit the region's long term viability, including the RTD FasTracks rail transit system, Denver International Airport, the Colorado Convention Center, the Denver Art Museum, History Colorado Center and the Denver Center for the Performing Arts, among others. In November of 2015 city voters extended a tourism tax that will help renovate and expand the National Western Center on Brighton Boulevard. Denver's social attitudes make newcomers and relocating businesses feel welcome.

Investors continue to seek apartment product in Denver and sales activity is brisk. How long that will last is open to question, especially if the market deteriorates substantially. Even then, a downturn in the apartment market should not last more than several years as long as the economy remains healthy and overbuilding does not get thoroughly out of balance.

## Methodology

The properties included in the JRES Apartment Perspective exclude university student-specific housing and senior housing for which large upfront “buy-in” fees are required for occupancy. Regular age-restricted for-rent independent living senior housing communities are included but not units for assisted living or in nursing homes or memory care facilities. Otherwise, the report covers all apartment properties of 50 units or more contained in Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties.

Note that names of projects proposed and under construction may change, as may the number of units proposed prior to the actual start of construction.

Information provided in this report is obtained from published sources such as YardiMatrix (formerly known as Pierce-Eislen), the US Bureau of Labor Statistics, the Home Builders Association of Metro Denver, CoStar Group, the AAMD Apartment Vacancy and Rental Survey and from local government agencies. We also monitor building permits, rezoning applications, planning board agendas and minutes and concept and site plan submissions on a monthly basis, often following up through conversations with developers and city and county planners.

James Real Estate Services, Inc. also conducts independent field research, including quarterly visits to all apartment projects that are currently under construction or proposed to determine their actual status. We do not depend on building permits and certificates of occupancy since conducting actual site research is much more accurate.

James Real Estate Services, Inc. makes every attempt to ensure accuracy but information cannot be guaranteed. Comments, suggestions and any corrections should be directed to Eric Karnes, JRES Director of Market Research and editor of the Apartment Perspective, at 303/316-6766 or [ekarnes@jres.com](mailto:ekarnes@jres.com).

The Apartment Perspective is copyright 2016 by James Real Estate Services, Inc. All rights are reserved. Reuse is permitted with attribution.

## Apartment Projects Currently Under Construction

The following projects were under construction in metro Denver as of March 31, 2016 and are sorted by county:



### Adams County

- **Belle Creek Phase I**, 41 units by Chartered Development Corporation at the southeast corner of Belle Creek Boulevard and East 108<sup>th</sup> Avenue in Commerce City. Three possible future phases may add another 130 units.
- **Brighton Village Phase II**, 63 units of affordable senior housing at 199 West Southern Street in Brighton by Hendricks Communities.
- **Brodie**, 312 units by Post Investment Group at the northeast corner of Federal Parkway and Zuni Street in Westminster. Federal Boulevard is called Federal Parkway north of West 120<sup>th</sup> Avenue. The project was previously named Longsview.
- **Meadows @ Dunkirk**, 204 units at the northeast corner of East 56<sup>th</sup> Avenue and Dunkirk Street in north Aurora by Pedcor Investment.
- **Parkhouse**, 465 units by Lennar Multifamily on Grant Street south of East 144<sup>th</sup> Avenue in north Thornton.
- **Ridge @ Thornton Station**, 120 units by Real Capital Solutions LLC on Jackson Street north of East 100<sup>th</sup> Avenue in Thornton. The project is near RTD's commuter rail station on East 104<sup>th</sup> Avenue that will open in 2018.

### Arapahoe County

- **Alta Cherry Hills**, 306 units at 3650 South Broadway in Englewood by Wood Partners.
- **AMLI Dry Creek**, 257 units by AMLI Residential at 7441 South Clinton Street in unincorporated Arapahoe County near the RTD Dry Creek light rail station.
- **Edge Pointe Phase II**, 177 units of affordable housing by Solvera Developers at 12025 East 13<sup>th</sup> Avenue in Aurora.
- **Elevate**, 285 units by Wolff Company at 7338 South Havana Street in Centennial, also near the RTD Dry Creek light rail station.
- **Forum @ Fitzsimons**, 397 units at 13650 East Colfax Avenue in Aurora by Catalina Development Company. The project is across East Colfax Avenue from the Fitzsimons medical campus and adjacent to a station on RTD's extension of the light rail line along I-225.
- **Oxford Station**, 238 units at 1366 West Oxford Avenue in Englewood by Littleton Capital Partners across from the RTD Oxford Avenue light rail station.
- **Solana @ Cherry Creek**, 341 units at 801 South Cherry Street in Glendale by MKS Residential.

- **Traditions @ Englewood**, 180 units of independent senior housing at 3500 South Sherman Street in downtown Englewood by Inland Colorado LLC.
- **Waller Commons**, 232 units by JKS/PAK LLC at the northwest corner of West Inverness Drive and Spring Green Drive in unincorporated Arapahoe County.

#### Boulder County

- **Center Court Village**, 111 units at 707 West South Boulder Road in Louisville by Loftus Development.
- **Copper Peak**, 240 units at 10600 Park Ridge Avenue in north Longmont by Inland Group.
- **Gunbarrel Town Center**, 251 units at 6685 Gunpark Drive in northeast Boulder by Wolff Company.
- **Kestrel**, 191 affordable senior and workforce housing by the Boulder County Housing Authority at 245 North 96<sup>th</sup> Street in Louisville.
- **Renaissance Village**, 276 units by Actis LLC at the southwest corner of Airport Road and Clover Basin Drive in southwest Longmont.
- **Spring Creek**, 60 units of affordable senior housing by the Longmont Housing Authority at 320 Homestead Parkway in northeast Longmont.

#### Broomfield County

- **Atria Arista**, 240 units at the northeast corner of Wadsworth Parkway and Arista Place by Davis Development.
- **8000 Uptown**, 360 units at the southwest corner of Uptown Avenue and Parkland Street in the Arista mixed-use neighborhood by Wolff Company.
- **Mountain View**, 216 units by Mountain View Palisades Park LLC at the southwest corner of West 169<sup>th</sup> Avenue and Huron Street, near the Colorado Highway 7 interchange with I-25.
- **Ridge @ Broomfield**, 292 units by Embrey Partners at the southeast corner of Ridge Parkway and West 120<sup>th</sup> Avenue near the Rocky Mountain Metro Airport.

#### Denver County

- **1707 & 1777 Chestnut Place**, two adjacent towers containing 511 units by Shorstein Properties in the Central Platte Valley near Denver Union Station.
- **1776 Curtis**, 359 units by Shea Properties in the Denver Central submarket as part of a residential and commercial mixed use project on Curtis Street between 17<sup>th</sup> and 18<sup>th</sup> streets.

- **18<sup>th</sup> & Central**, 302 units on the former site of the United Way building at 2505 18<sup>th</sup> Street in the LoHi neighborhood of the Denver Central submarket by Southern Land Company of Nashville.
- **2300 Welton Street**, 223 units of affordable housing in the Denver Central submarket by Century Development.
- **2450 South University Boulevard**, 252 units by Tessler Developments near the University of Denver campus in the Denver South submarket.
- **2525 Eliot Street**, 72 units in the Jefferson Park neighborhood in the Denver Central submarket by David Benton.
- **5280 Senior Residences**, 99 units of affordable senior housing by the Burgwyn Company at 1625 Pennsylvania Street in the Denver Central submarket.
- **7/S Denver Haus**, 116 units at 707 Sherman Street in Capitol Hill by RedPeak Properties in the Denver Central submarket.
- **Alexan Cherry Creek**, 164 units by Trammell Crow Residential at 55 Cook Street in the Cherry Creek East neighborhood in the Denver Central submarket.
- **Alexan Sloans Lake**. 369 units by Trammell Crow Residential at 1550 Raleigh Street in the Denver West submarket. The project is located in Sloans, the mixed-use redevelopment of the former St. Anthony's Hospital.
- **Alexan Uptown**, 372 units by Trammell Crow Residential at 1935 Logan Street in the Denver Central submarket.
- **Alexan West Highlands**, 322 units by Trammell Crow Residential at 3550 West 38<sup>th</sup> Avenue in the Highlands neighborhood in the Denver West submarket.
- **Ash Street**, 112 units of affordable housing by Mile High Development in the Denver East submarket. The project is part of the redevelopment of the former University of Colorado hospital site on Colorado Boulevard.
- **Ashley Union Station**, 107 units of affordable apartments by Integral Development at 1975 18<sup>th</sup> Street in the Denver Central submarket near Denver Union Station.
- **Broadstone Highland Square**, 148 units at 3251 Lowell Boulevard in the Denver West submarket by Alliance Residential Company.
- **Broadstone RiNo**, 270 units by Alliance Residential Company at 3101 Brighton Boulevard in the RiNo (River North) neighborhood in the Denver Central submarket.
- **Coda Cherry Creek**, 182 units at 100 Steele Street in Cherry Creek North in the Denver Central submarket by Zocalo Community Development.
- **Confluence**, 288 units at 2166 15<sup>th</sup> Street in the Denver Central submarket by PM Realty Group. At 34 floors Confluence will be one of Denver's tallest residential buildings. As its name indicates, the building sits at the confluence of the South Platte River and Cherry Creek adjacent to Confluence Park on the western edge of downtown. This was the site of

the founding of Denver as a mining camp in 1858.

- **County Club Towers 2 & 3**, two connected thirty-story buildings by Broe Group at 15 South Downing Street in the Denver Central submarket with a total of 551 units.
- **Crossing @ Denargo Market**, 321 units at 2525 Wewatta Way in the Denver Central submarket by Argyle Residential in the emerging RiNo neighborhood.
- **Decatur Point**, 203 units at 2700 Decatur Street in the Jefferson Park neighborhood in the Denver Central submarket by Riverpoint Partners.
- **Den @ Belleview Station**, 325 units at 6850 East Chenango Avenue by Holland Partner Group in the Denver South submarket. Belleview Station is a large mixed-use development adjacent to RTD's Belleview Avenue light rail station.
- **Detroit Terraces**, 50 units at 1530 Detroit Street in the Denver Central submarket by Inspire Investment Group.
- **Eviva Cherokee**, 274 units at 1250 Cherokee Street in the Denver Central submarket by Charter Realty Group.
- **Gables Speer Boulevard**, 221 units at 295 East Speer Boulevard in the Denver Central submarket by The Hanover Company.
- **Garden Court @ Yale Station**, 80 units at 5151 East Yale Circle in the Denver South submarket by Koelbel & Company and Mile High Development. As the name implies, this affordable apartment building is adjacent to the RTD Yale Avenue light rail station.
- **Huron**, 296 units at 2975 Huron Street in the Prospect neighborhood in the Denver Central submarket by Edwards Communities.
- **Link 35**, 66 units at 3418 Larimer Street in the Denver North submarket by Littleton Capital Partners.
- **Mariposa Phase VI**, 94 units at the southeast corner of Osage Street and West 11<sup>th</sup> Avenue in the Denver Central submarket by the Denver Housing Authority. Started during the 4<sup>th</sup> Quarter was **Mariposa Phase VII-B**, with 18 units at 1201 West 9<sup>th</sup> Avenue. During the 1<sup>st</sup> Quarter of 2016 construction started on **Mariposa Phase VII-A** with 48 units. These are additional phases of the ongoing redevelopment of a former public housing project near the RTD Osage Street light rail station and La Alma-Lincoln Park.
- **Mint Town Center**, 399 units by Forest City at the northeast corner of East 29<sup>th</sup> Place and Roslyn Street in the Stapleton neighborhood in the Denver East submarket.
- **Modera Observatory Park East**, 136 units by Mill Creek Residential Trust at 1900 South Josephine Street in the Denver South submarket.

- **Modera Observatory Park West**, 139 units by Mill Creek Residential Trust at 1911 South Josephine Street.
- **Modera River North**, 362 units by Mill Creek Residential Trust at 2840 Broadway in the RiNo neighborhood in the Denver Central submarket.
- **Muse**, 120 units by the Hill Companies at 2262 South University Boulevard in the Denver South submarket, across from the University of Denver campus.
- **Northfield Stapleton**, 84 units of affordable housing by Northeast Denver Housing Center at the northeast corner of Northfield Boulevard and Trenton Street in the Denver East submarket.
- **Outlook DTC**, 242 units by Evergreen Development at 5031 South Ulster Street in the Denver South submarket. The project replaces a small office park on the site.
- **Pivot Denver**, 580 units at 1777 Wewatta Street near Denver Union Station in the Denver Central submarket by Holland Partner Group. This full-block project was initially named 17W. It will have a flagship Whole Foods market on the ground floor.
- **Residences @ LoHi**, 270 units by Richman Ascension Development at 2211 West 27<sup>th</sup> Avenue in the Denver Central submarket.
- **Ruby Hill**, 114 units of affordable housing by Burgwyn Company at 1144 South Pecos Street in the Denver South submarket.
- **Skyhouse Denver**, 354 units by Novare at 1776 Broadway in the Denver Central submarket.
- **Tennyson Place**, 62 units by Allante Properties at the southwest corner of West 39<sup>th</sup> Avenue and Tennyson Street in the Denver West submarket.
- **Venue on 16<sup>th</sup>**, 180 units by the Picerne Group at 2900 East 16<sup>th</sup> Avenue near City Park in the Denver Central submarket.
- **Westwood Crossing**, 98 units of affordable housing by McDermott Properties at 3301 West Nevada Place in the Denver West submarket.
- **Wheatley**, 82 units at 2460 Welton Street in the Denver Central submarket by Palisade Partners.
- **York on City Park**, 212 units by Shea Properties at 1781 York Street in the Denver Central submarket. As the name indicates, it is across York Street from City Park.

### Douglas County

- **Camden Lincoln Station**, 267 units by Camden Property Trust at the northeast corner of Park Meadows Drive and Station Street in Lone Tree. The project is adjacent to the RTD Lincoln Avenue light rail station.
- **Copper Steppe**, 264 units by the Inland Group at the northwest corner of Cosmopolitan Circle and South Vienna Street in unincorporated Douglas County, just west of South Chambers Road.
- **Enclave @ Cherry Creek**, 285 units at the northeast corner of Pine Lane and Wintergreen Parkway in Parker by AG Spanos Corporation.
- **HiLine @ Littleton Commons**, 385 units by the Forestar Group at 2996 West County Line Road near South Santa Fe Drive in Littleton.
- **Morningstar Senior Living**, 124 units of independent senior apartments at the northeast corner of Commons Street and RidgeGate Parkway in Lone Tree by Morningstar Senior Living.
- **Ovation**, 190 units at RidgeGate Parkway and Commonwealth Street in Lone Tree by Acadia Holdings. This project was initially announced as condominiums but permitted as apartments by the City of Lone Tree.
- **Parker Flats**, 146 units at 11020 South Pikes Peak Drive in downtown Parker by Klingbeil Capital Management.
- **Vela Meridian**, 216 units at 10115 South Peoria Street in unincorporated Douglas County by Shea Properties.

### Jefferson County

- **Alta Pinehurst**, 350 units by Wood Partners at 3950 South Wadsworth Boulevard in south Lakewood.
- **Axis**, 374 units by Lennar Multifamily at 6963 West 109<sup>th</sup> Avenue in Westminster.
- **BelleVue**, 262 units at 5108 South Alkire Street near West Bowles Avenue in unincorporated Jefferson County by Embrey Partners.
- **Lodge @ Denver West**, 252 units at 14040 Denver West Circle in the Denver West office park in Lakewood by Greystone Group. The development is located within the large Denver West office park near I-70 and West Colfax Avenue.
- **Solana Olde Town Station**, 352 units at 6855 West 56<sup>th</sup> Avenue near downtown Arvada by MKS Residential. The RTD Olde Town commuter rail station, set to open in July, is several blocks to the west across the Wadsworth Boulevard Bypass.
- **South Union**, 343 units by Lennar Multifamily at 85 South Union Boulevard in west Lakewood.

- **Union West**, 267 units by Confluence Development at 35 Van Gordon Street in west Lakewood.
- **Village of Belmar**, 60 units of independent senior housing by Ascent Living Development at 7955 West Alameda Avenue in Lakewood. The independent living units are part of a larger project with assisted living apartments and nursing care facilities.
- **West Line Flats**, 155 units by Momentum Development at 1250 Newland Street in Lakewood. The transit-oriented development is near RTD's Lamar Street light rail station.

The 90 projects under construction at the end of the 1st quarter of 2016 contain a total of 20,390 units.

## **Apartment Projects Proposed**

The following projects were proposed in metro Denver as of March 31, 2016 and are sorted by county. They may not all be built, and others will be announced and included in our subsequent quarterly Apartment Perspectives. The properties listed are those that are the most likely to begin construction during the next twelve months.

We obtain information on proposed projects from published media reports and from rezoning requests and concept plans or site plans filed with municipal and county planning agencies in metro Denver. Some proposed projects may be dropped and others may have name changes prior to or during construction. The number of units may also change upon permitting.

### Adams County

- **116<sup>th</sup> Avenue & Pecos Street**, 320 units at the northeast corner of West 116<sup>th</sup> Avenue and Pecos Street in Westminster by Crescent Communities.
- **CK Village**, 96 units at the southeast corner of 19<sup>th</sup> Avenue and Jennifer Court in north Brighton by William Teater.
- **Elements @ Prairie Center**, 288 units by David Pretzler at the southeast corner of Eagle Boulevard and South 27<sup>th</sup> Avenue in Brighton.

- **Hyland Village**, 152 units by Garrett Company at the northeast corner of West 96th Avenue and Ames Street in Westminster.
- **Midtowne @ Clear Creek**, 270 units at the southeast corner of West 68<sup>th</sup> Avenue and Pecos Street in unincorporated Adams County by Brookfield Residential. Plans for Midtowne @ Clear Creek are for a mix of for-sale single family units, apartments and a small amount of retail space.
- **Peoria Crossing**, 180 affordable units by the Aurora Housing Authority at 3002 Peoria Street. The site is several blocks south of RTD's combined commuter and light rail Peoria Crossing station and north of the Fitzsimons medical campus.
- **Westminster Station**, 70 units of affordable housing by the Adams County Housing Authority at 7120 Grove Street near the new RTD Westminster commuter rail station.

#### Arapahoe County

- **AMLI Littleton Village**, 364 units at the northwest corner of East Dry Creek Road and South Logan Street in Littleton by AMLI Residential. The apartments will be part of the large mixed-use development on the site of the former Marathon Oil office campus on South Broadway at East Dry Creek Road.
- **AMLI Wheatlands**, 338 units by AMLI Residential at the northeast corner of Smoky Hill Road and East Ider Street in southeast Aurora.
- **Broadway Lofts**, 110 units at 3400 South Acoma Street in downtown Englewood by Medici Communities.
- **Foundry**, 70 units of affordable housing at 601 West Bates Avenue in Englewood by SW Development Group.
- **Grove Littleton**, 160 units of independent senior housing at 2100 West Littleton Boulevard in Littleton by Zocalo Community Development. The site, formerly occupied by the Arapahoe County Sheriff's Department, is several blocks from RTD's Littleton light rail station and the downtown Littleton retail district.
- **Iliff Station**, 424 units at 2602 South Anaheim Street in Aurora by Steelwave LLC. The site is near the Iliff Avenue RTD light rail station.
- **Jones District**, 306 units by the Opus Group at 9506 East Mineral Avenue in Centennial. The Jones District is a large mixed-use development planned near the RTD Dry Creek light rail station.
- **Shadowridge @ Southlands Phase II**, 50 units at 24750 East Applewood Drive in southeast Aurora by JRK Southlands APO LLC.
- **Shalom Park West**, 130 units of independent senior housing at the northeast corner of South Parker Road and East Crestline Drive in south Aurora by Resort Lifestyle Communities.



- **Skymark**, a 190 unit project by Delwest Capital. The site is split evenly by the Arapahoe and Denver county boundaries, so 95 units are proposed for 1291 South Parker Road in unincorporated Arapahoe County and the remainder listed under Denver County.
- **Sullivan Littleton Lofts**, 72 units at 5848 South Rapp Street in downtown Littleton by Rapport Holdings LLC.

#### Boulder County

- **2801 Jay Road**, 94 units of affordable housing in north Boulder by Fulton Hill Properties.
- **3303 Broadway**, 94 units by Fulton Hill Properties. The project at **2801 Jay Road** would fulfill the City of Boulder's requirement for affordable housing as it pertains to the market rate apartments at the Broadway location.
- **Academy @ Mapleton Hill**. 150 units of independent senior housing at 311 Mapleton Avenue in west Boulder by Mapleton Hill Investment Group. The project would be incorporated into the historic former Mapleton Hill hospital and sanitarium.
- **Armory**, 180 units at 4750 Broadway in north Boulder by Armory Land Investors LLC. The project would be located on the site of a closed former Colorado National Guard facility.
- **Centennial Park**, 140 units by Summit Management Group at the southwest corner of Mountainview Avenue and Pace Street in Longmont.
- **Chrisman**, 114 units of affordable housing by Solvera Developers at 550 Chrisman Drive in north Longmont.
- **City Park Flats**, 70 units by Airport Adventures LLC at 3289 Airport Road in east Boulder, adjacent to Valmont Park and Boulder Municipal Airport.
- **DeLo**, 130 units at the southwest corner of Courtesy Road and Griffith Street in east Louisville by DeLo LLC.
- **Reve**, 244 units at 2100 30<sup>th</sup> Street in east Boulder by Southern Land Company as part of a large mixed-use development. The site is near the RTD bus rapid transit station on Pearl Street and across 30<sup>th</sup> Street from the new Google office complex.
- **Sandstone Vistas**, 240 units by M. Timm Development on Zlaten Drive east of County Line Road in southeast Longmont.

- **South Main Station**, 319 units at 150 Main Street in Longmont by Pathfinder Partners. The apartments would be part of the mixed-use redevelopment of the former Butterball poultry processing plant on the south edge of downtown Longmont. Long term plans by RTD call for a station on the extension of the northwest commuter rail line to be built near the site. The northwest line, which will begin operations in 2016, currently terminates at Westminster. It is ultimately planned to serve Broomfield, Louisville and Boulder in addition to Longmont.
- **SPARK**, a mixed use development on Valmont Road in east Boulder to be developed by Element Properties. Three separate apartment buildings will be included in the project, **Cicio** (32 units), **Timber Lofts** (131 units) and **SPARK West** (45 units) for a total of 208 rental units. SPARK will also include office and retail space and for-sale residences, all developed on the site of the former Sutherland Lumber Company.
- **Springs @ Sandstone Ranch**, 240 units by Continental Properties on Zlaten Drive east of County Line Road in southeast Longmont adjacent to the **Sandstone Vistas** site.
- **Watermark @ Harvest Junction Village**, 276 units by Watermark Residential on East Ken Pratt Boulevard at South Martin Street in south Longmont.

#### Broomfield County

- **Avenue 120**, 144 units at 12060 Perry Street by Wasatch Advantage Group.
- **Eldorado Interlocken**, 311 units by AG Spanos Company at the southwest corner of Eldorado and Interlocken boulevards in the Interlocken Business Park.
- **Retreat @ The Flatirons Phase II**, 288 units by Etkin Johnson Group at 13700 Via Varra in the Broomfield Corporate Center on Northwest Parkway.
- **Summit Green**, 200 units at 453 Summit Boulevard by Pathfinder Partners.

#### Denver County

- **12<sup>th</sup> Avenue & Grant Street**, 198 units by Mill Creek Residential Trust at East 12<sup>th</sup> Avenue and Grant Street in the Denver Central submarket.
- **1570 Humboldt Street**, 114 units in the Denver Central submarket by Pando Holdings.
- **17<sup>th</sup> Avenue & Park Avenue West**, 205 units by Lynd Development Partners in the Denver Central submarket.
- **1811 Lincoln Street**. 200 units of affordable housing by Zocalo Community Development and the Emily Griffith Center in the Denver Central submarket.
- **195 South Monaco Parkway**, 65 units of senior housing by Metropolitan Homes in the Denver East submarket.

- **210 St. Paul Street**, 81 units in Cherry Creek North in the Denver Central submarket by BMC Investments. The project will replace an office and retail building.
- **21<sup>st</sup> & Welton Street**, 329 units in the Denver Central submarket by Lennar Multifamily.
- **2401 Blake Street**, 240 units by Lennar Multifamily in the Ballpark neighborhood in the Denver Central submarket.
- **2501 West 26<sup>th</sup> Avenue**, 713 units in the Jefferson Park neighborhood in the Denver Central submarket by Tessler Developments.
- **2560 Welton Street**, 130 units in the Denver Central submarket by Palisades Partners and Confluence Companies.
- **3000 East 3<sup>rd</sup> Avenue**, 77 units in the Cherry Creek North neighborhood in the Denver Central submarket by BMC Investments.
- **538 East 17<sup>th</sup> Avenue**, 315 units by Southern Land Company on the site of the Uptown Tavern in the Denver Central submarket. The popular restaurant and bar would return as a tenant in the new building upon completion of construction.
- **7<sup>th</sup> & Grant**, 175 units by Smith/Jones Partners at 682 Grant Street in the Denver Central submarket.
- **901 Grant Street**, 201 units by Richman Ascension Group in the Denver Central submarket.
- **Alexan Arapahoe Square**, 359 units by Trammell Crow Residential at 2200 Welton Street in the Denver Central submarket.
- **Alexan LoHi**, 106 units by Trammell Crow Residential at 3217 Tejon Street in the Denver Central submarket.
- **Alexan 20<sup>th</sup> Street Station**, 356 units by Trammell Crow Residential at 2058 California Street in the Arapahoe Square neighborhood of the Denver Central submarket.
- **AMLi Riverfront Green**, 304 units at 1750 Little Raven Street in the Denver Central submarket by AMLi Residential.
- **Ascend Union Station**, 142 units by Greystar Development at the northwest corner of 19<sup>th</sup> and Wewatta streets in the Denver Central submarket near Denver Union Station.
- **Boulevard One**, 350 units by Embrey Partners at 99 Quebec Street in the Denver East submarket. Boulevard One is part of the redevelopment of the former Lowry Air Force Base.
- **Boulevard One Senior Housing**, 72 units of affordable senior apartments by the Denver Housing Authority at East Archer Place and South Niagara Street.
- **Champa Lofts**, 60 micro apartment units at 2250 Champa Street in the Denver Central submarket by iUnit.

- **Colorado Center**, 269 units in the Colorado Center mixed-use development at 2000 South Colorado Boulevard in the Denver South submarket by Lincoln Property Company. LPC is also adding another office tower and additional retail space. RTD's Colorado Center light rail station is adjacent.
- **Continuum I**, 323 units at 1000 Albion Street in the Denver East submarket by Continuum Partners.
- **Continuum II**, 280 units at 901 Albion Street in the Denver East submarket by Continuum Partners. Both Continuum I and II are parts of the redevelopment of the former University of Colorado Medical Center and will likely have individual names.
- **Emerson Place**, 84 units by Allante Properties at 1833 Emerson Street in the Denver Central submarket.
- **Encore Evans Station**, 225 units by Encore Multifamily at the northwest corner of West Jewell Avenue and South Bannock Street in the Denver South submarket near the RTD Evans Avenue RTD station.
- **Gables Cherry Creek II**, a 127 unit second phase to the recently completed **Gables Cherry Creek** project at 360 South Monroe Street in the Denver Central submarket by Gables Residential.
- **Gables Jackson**, 242 units at 351 South Jackson Street in the Denver Central submarket by Gables Residential. The project is also being marketed as the third phase of **Gables Cherry Creek** and may have a change in name.
- **Greystar Speer Boulevard**, 301 units by Greystar Residential at Speer Boulevard and Bannock Street in the Denver Central submarket.
- **Hines Sloans Lake**, 250 units by Hines at the southwest corner of Quitman Street and West 17<sup>th</sup> Avenue in the Denver West submarket. The project would be part of the redevelopment of the former St. Anthony's Hospital site south of Sloans Lake Park.
- **Industry**, 277 units at 3001 Brighton Boulevard in RiNo in the Denver Central submarket by Lynd Company.
- **Legacy on Speer**, 332 units by Legacy Partners at 1306 Speer Boulevard in the Denver Central submarket.
- **Market Station**, 225 units by Continuum Partners at the southwest corner of 17<sup>th</sup> and Market streets in the Denver Central submarket as part of the redevelopment of the former RTD Market Street bus station. The bus station was closed and sold by the City & County of Denver for redevelopment after it was relocated to Denver Union Station.
- **Modera River North Arts**, 180 units at 2840 Blake Street by Mill Creek Residential Trust in the Denver North submarket.
- **Montbello Phase II**, 86 units of affordable housing by the Volunteers of America at 4355 Carson Street in the Denver East submarket.

- **Morrison**, 197 units of affordable housing by the St. Charles Town Company at 4325 and 4406 Morrison Road in the Denver West submarket.
- **Parkside**, 161 units by Holland Partner Group at 1880 Little Raven Street in the Denver Central submarket.
- **Renaissance Downtown Lofts**, 101 affordable units at 2075 Broadway in the Denver Central submarket by the Colorado Coalition for the Homeless.
- **Route 40**, 140 units at 1475 Downing Street in the Denver Central submarket by Consolidated Investment Group. The project entails the addition to an older recently renovated apartment building.
- **Saint Francis**, 50 units of affordable housing in the 1400 block of Washington Street in the Denver Central submarket by the St. Francis Center.
- **Sanderson**, 60 units of affordable housing by the Mental Health Center of Denver at 1601 South Federal Boulevard in the Denver West submarket.
- **Skymark**, 95 units at 1301 South Ulster Street in the Denver East submarket by DelWest Capital. Note that an additional 95 units of this project will be located in Arapahoe County.
- **SOVA**, 211 units by McWhinney at 1901 Grant Street in the Denver Central submarket.
- **Viking Park**, 117 units at 2826 West 29<sup>th</sup> Avenue in the Denver Central submarket by Sagebrush Companies.
- **Watermark @ Green Valley Ranch**, 242 units by Watermark Residential at the northwest corner of Tower Road and Elmendorf Drive in the Denver East submarket.
- **Wildgrass**, 336 units at 16433 East 49<sup>th</sup> Avenue in the Parkfield neighborhood in the Denver East submarket by Lennar Multifamily. The site fronts on Green Valley Ranch Boulevard west of Pena Boulevard.
- **Yale Street Station**, 112 units by Jordan Perlmutter & Company at 5101 East Yale Circle in the Denver South submarket. The site is a block from the RTD Yale Avenue light rail station.

#### Douglas County

- **Alliance Vantage Point**, 306 units by Alliance Residential at the northeast corner of South Parker Road and East Cottonwood Drive in Parker.
- **Alpine Crossing**, 56 units at 751 West Wolfensberger Road in west Castle Rock by Neibur Development.
- **Echelon @ The Meadows**, 240 units by Garrett Company on Meadows Parkway west of Meadows Boulevard in Castle Rock.

- **Promenade @ Castle Rock**, 312 units on Castlegate Drive by Embrey Partners. This project would be part of a large mixed-use development containing mainly retail and restaurant space on Santa Fe Drive in north Castle Rock being developed by Alberta Development Partners.
- **RidgeGate III**, 219 units by Martin Fein Interests at the southeast corner of Chatham Drive and Park Meadows Boulevard in Lone Tree. The site is adjacent to a new RTD light rail station on the extension of the southeast line, for which construction recently started.
- **Solana Lucent Station**, 285 units by ReyLynn Properties on Plaza Drive west of Lucent Boulevard in Highlands Ranch. The project would be adjacent to a station on the potential extension of RTD's south light rail line that now terminates at Mineral Avenue in Littleton.
- **Watermark on Main Street Phase II**, 294 units by Watermark Residential on Dransfeldt Road south of Main Street in Parker.

Jefferson County

- **16 Hoyt**, 64 units by Hoyt 16 LLC at 1600 Hoyt Street in Lakewood, a block north of West Colfax Avenue.
- **40 West**, 60 units of affordable housing by Archway Housing at 5830 West Colfax Avenue in Lakewood.
- **Academy Park Avere Senior Living**, 287 units at 7205 West Quincy Avenue east of South Wadsworth Boulevard in Lakewood by Avere Senior Living.
- **Alvera**, 302 units by Confluence Companies at 11700 West 58<sup>th</sup> Avenue in Arvada.
- **Arvada Ridge Station**, 320 units by Embrey Partners adjacent to the RTD commuter rail station at the northwest corner of Ridge Road and Kipling Parkway in Arvada. The line begins operation later this year.
- **Edgewater Village**, 100 units by Trinity Development at the northeast corner of Depew Street and West 20<sup>th</sup> Avenue on the site of a former retail center in downtown Edgewater.
- **Grand Monarch**, 229 units of senior housing at 11001 West 15<sup>th</sup> Place in Lakewood by Avenida Senior Living.
- **Hidden Lake Homes**, 72 units of affordable senior housing by the Jefferson County Housing Authority on West 73<sup>rd</sup> Avenue west of Sheridan Boulevard in Westminster.
- **Lakewood Gateway**, 84 units of senior housing at the southeast corner of West 26<sup>th</sup> Avenue and Wadsworth Boulevard in Lakewood by Hendricks Communities.
- **Morningstar Senior Living**, 71 units of independent senior housing by Morningstar Senior Living at 17351 West 64<sup>th</sup> Avenue in Arvada.

- **NewStar Golden**, 109 units of senior housing at 20001 Golden Gate Canyon Road at Colorado Highway 93 in northwest Golden by Senior Living Logic LLC.
- **Oak Street Station**, 288 units at 1420 Oak Street in Lakewood by Beaver 1420 LLC adjacent to the RTD Oak Street light rail station on the west line.
- **Resort Lifestyle**, 130 units of senior housing at the southwest corner of South Simms Street and West Ida Avenue in unincorporated Jefferson County by Resort Lifestyle Communities.
- **Vanguard Green Gables**, 300 units by Covington Realty Partners at 6800 West Jewell Avenue in unincorporated Jefferson County. The project is part of a large residential and commercial development on the site of the former Green Gables golf course.
- **Westminster Downtown**, 282 units near the northwest corner of West 88<sup>th</sup> Avenue and Sheridan Boulevard by Sherman Associates. The project would be part of the initial phase of the redevelopment of the former Westminster Mall site into a mixed-use community.
- **Westminster Promenade**, 300 units by Legacy Partners on Promenade Drive North east of Westminster Boulevard in Westminster, adjacent to the Promenade retail and entertainment district near the interchange of US-36 and West 104<sup>th</sup> Avenue.

The 109 projects proposed at the end of the 1st quarter of 2016 and possibly slated to begin construction during the next twelve months contain a total of 21,462 units.