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Boulder County & U.S. 36 Corridor

City rezoning spurs Landmark infill development in Boulder

by Jill Jamieson-Nichols

An infill site in Boulder is being proposed for redevelopment because of city hall, not in spite of it.

"It was the City Council and the planning board that had the vision to begin with to inspire this redevelopment through their rezoning," said Chanin Development President Jim Chanin.

Boulder-based Chanin Development is planning a four-story condominium building with 2,500 square feet of street-level retail on the Lazy L Motel site at 1000 28th St. The company purchased the 1.44-acre property because it was part of a small strip of land that the city rezoned last year for high-density development.

It's at an entrance to the city off U.S. Highway 36, across the street from the University of Colorado.

The Landmark Lofts will feature 105 condos priced from the low \$200,000s to mid-\$300,000s.

"There is just a dearth of new condominium product in the market," said Chanin. The company has generated — by word of mouth — 109 reservations for the project, which is still in the entitlement process.

"The city has been very good to work with. They've been very receptive to our plans,



The Landmark Lofts are proposed to replace the Lazy L Motel at 1000 28th St. in Boulder.

and we're very pleased with that. It's refreshing to be able to work with a city on a project like this.

"The neat thing for us, and what's so inspiring to me, is adaptive redevelopment of real estate," said Chanin. Because Boulder is surrounded by open space, "Breathing new life into old spaces is important," he commented.

While the building's design could undergo some tweaking during the entitlement process, it will have a somewhat urban feel, combining stone, brick, stucco and metal. The project

is being designed by Knudson Gloss Architects in Boulder.

Condos will range from 650-square-foot, one-bedroom units to three-bedroom units totaling 1,800 sf. "We expect a portion of the market to come from the university, including administrators, faculty, students and parents of students," said Chanin, adding there is interest from people both in and outside of Boulder.

"They will be very nice units," Chanin said.

Landmark Lofts will feature common amenities that include a fitness center, meeting and

conference rooms, wireless Internet access and a community room with a television.

Chanin, who has a home-building background, is involved in single-family and land development in Boulder County and in the Denver area, and said he is particularly interested in urban infill, high-density mixed-use projects.

Chanin Development hopes to break ground on the Landmark Lofts in the first quarter of next year, delivering the first units six to eight months later.▲