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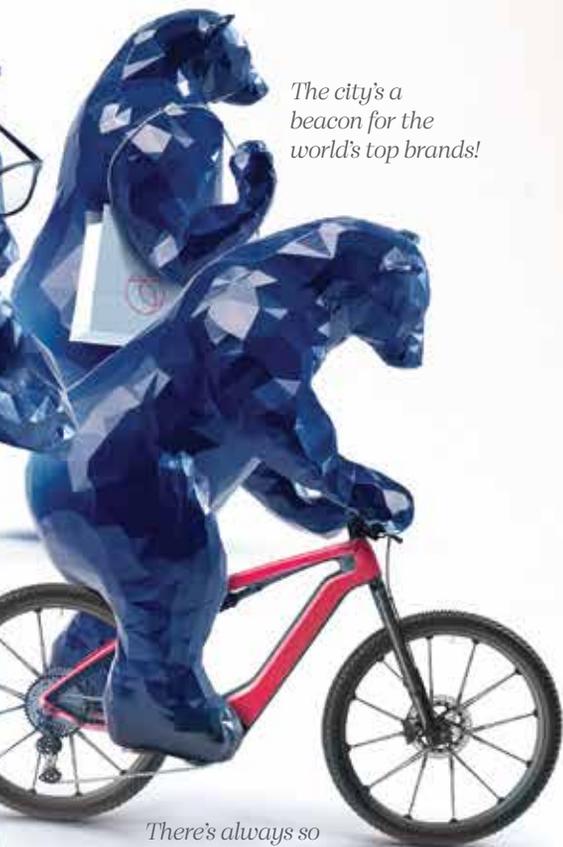
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Uncovering the Gems of the Mile High City, An Urban Basecamp of Boundless Possibilities, where Creative Culture, Culinary Excellence, Tech Innovations, Outdoor Adventures, and Natural Beauty Converge at the Foot of the Rockies

MARKET INSIGHT WITH **JEFF HERMANSON, PARTNER, URBAN VILLAGES**

Future first

Urban Villages' sustainability-first approach to construction in Denver is kicking into high gear with the firm's first carbon-positive hotel in the heart of Civic Center Park.

Denver's success as a city over the next five years hinges on the strength of its neighborhoods.

And to Jeff Hermanson, a partner in Denver-based development firm Urban Villages, that means neighborhoods in which everything residents need is within a 15-minute walk or bike ride.

"I think you saw the importance of neighborhoods a lot through the pandemic," Hermanson says. "They became the rich cultural experience for those living in cities."

The concept known as "the 15-minute city" could reduce the number of trips people take in their vehicles, cutting emissions from cars and the refineries that fuel them and result in reduced greenhouse gas emissions and improved air quality.

It's not just talk for Hermanson. The former owner of Larimer Square is working on making the Golden Triangle a 15-minute neighborhood. Urban Villages is developing three mixed-use projects in the neighborhood, plus the Populus hotel—a 13-story architectural landmark with in Civic Center Park opening in 2024.

With a distinctive facade of scallop-shaped windows inspired by the patterns in Colorado's native Aspen tree, the 265-room property will feature a green rooftop offering spectacular views of nearby landmarks, the State Capitol and the Rocky Mountain range included. Located at the intersection of Colfax Avenue and 14th Street, the hotel will serve as a catalyst for the revitalization of Civic Center Park.

"We see the Golden Triangle as the great neighborhood that we want to put our energies into," Hermanson says. "We see Populus as an

incredible opportunity to enhance that neighborhood. We see a connection with downtown through Civic Center Park, with Populus anchoring this connection."

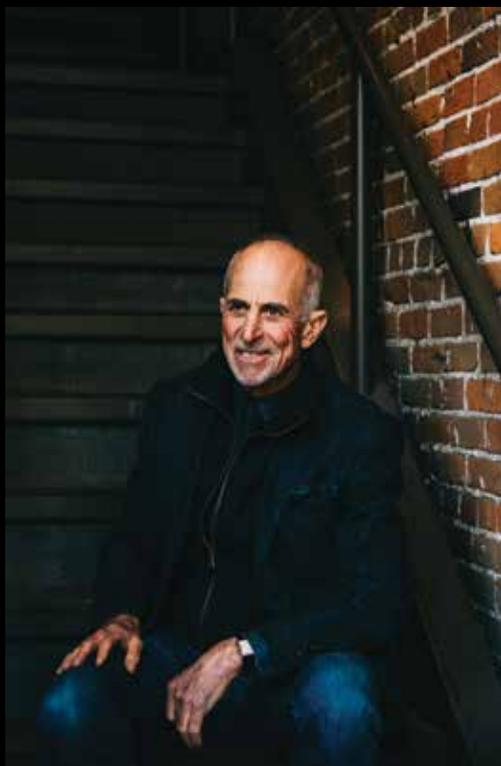
Hermanson notes that 45% of carbon emissions come from the built environment, which is one reason Urban Villages is committed to sustainability—and the Populus project is no exception.

"We're not going to change the world unless we change the built environment," he says.

Populus will be the first carbon-positive hotel in the country, thanks to both its sustainable design and construction as well as Urban Villages' offsite ecological efforts that include an initial commitment to planting trees that represent more than 5,000 acres of forest. The project will use low-carbon concrete mixes and high-recycled-content materials and fewer finish materials to minimize waste.

"We're aggressively taking on an environmental issue," Hermanson says. "Populus is a private-sector example of voluntarily jumping into the social issue of the environment."

Hermanson declined to reveal details about the other projects Urban Villages is working on in the Golden Triangle but says the company is committed to the neighborhood. "We see the Golden Triangle as the great neighborhood we want to put our energies into," Hermanson says. "We see it as an incredible placemaking opportunity—hopefully we'll execute it at a high level."



neighborhood has undergone a dramatic transformation, evolving into a coveted destination for luxury living, brimming with stylish lofts, art galleries, and an eclectic mix of fashionable shops, restaurants, and bars and cocktail lounges.

With its rich history, charming architecture, and vibrant cultural scene, LoDo has emerged as one of the city's most sought-after neighborhoods for those seeking a truly upscale urban lifestyle.

Parker

MEDIAN HOME PRICE: \$669,000

AVERAGE SQUARE FOOTAGE: 2,706

THE NEIGHBORHOOD: Though Parker wasn't incorporated until 1981, the area has a rich history. More than 100,000 people followed the trails to Colorado after gold was discovered in the territory in 1858. Small towns and settlements sprang up, and a man named Alfred Butters built a structure where he handled mail, offered provisions and a place to leave messages.

The building—known as the 20 Mile House because it was 20 miles south of Denver—traded hands a few times and ultimately was relocated to the present-day Town of Parker, named for James Parker who built the town's first school.

Today, Parker is the third-largest town in Douglas County and the 20th most populous municipality in the state. It has 250 acres of parkland and more than 900 acres of open space.

Platt Park

MEDIAN HOME PRICE: \$773,000

AVAILABLE SQUARE FOOTAGE:

528-5,160

THE NEIGHBORHOOD: Originally known as "Town South of Denver," Platt Park was one of the city's earliest suburbs. Its founders envisioned the area as a tranquil escape from the bustling pace of downtown life and attracted a community of residents seeking a peaceful, suburban lifestyle.

Today, the quiet, close-knit community is bursting with character, full of eclectic homes and tree-lined streets. It's home