

**RiverClay Condominiums**  
**“Denver’s Healthiest Residence”**  
***A Development of Zocalo Community Development***

Location:	2240 Clay Street, just south of the intersection of 23 <sup>rd</sup> Avenue and Clay Street, in the Jefferson Park neighborhood. RiverClay is located two blocks north of Invesco/Mile High stadium, and is due west, across I-25, from the Aquarium and Children’s Museum by one quarter of a mile.
Environmental Sustainability	LEED-( <i>Leadership in Energy and Environmental Design</i> ) Certified; 30,000 watts of roof-mounted, solar photovoltaic electric production
Website:	<a href="http://www.RiverClay.com">www.RiverClay.com</a>
Occupancy:	May, 2008
Units	60 Units
Unit Sizes:	From 895 to 1,850 square feet
Floors & Construction:	Six stories of concrete and wood construction. Two floors of parking. Approximately 2,500 square feet of retail.
Pricing: Market Rate	\$220,000 to \$650,000
Pricing: Affordable	\$125,000 to \$156,000 (Under the City’s <i>Inclusionary Housing Ordinance</i> );
Finish Standards & Sustainable Characteristics:	<ul style="list-style-type: none"><li>• Solid Granite Slab Counters and Islands</li><li>• Commercial, 36-inch Italian gas stove</li><li>• Custom Metal and Glass Louvered Cabinet Doors</li><li>• Denver’s first LEED-certified, new-construction condominium building</li><li>• Dual Flush Toilets</li><li>• <u>Sustainable</u> Hardwood Floors</li><li>• Structured Parking (with Preferred Parking Assignment for Hybrid Vehicles)</li><li>• Large Balconies on Every Unit</li><li>• Approximately 30 Kilowatts of electric production from roof-mounted photovoltaic array – One of the Metro Area’s largest photovoltaic arrays.</li></ul>

## LEED-Certified

LEED is the sustainability standard of the US Green Building Council (USGBC), a national nonprofit organization of practitioners who continue to refine the definition of sustainable development. Buildings that are LEED-Certified are subject to the strictest sustainability standards in building construction, finish selection and performance. To receive certification, developers must provide thorough documentation of all building sustainability elements that focus on the following five areas:

- Sustainable of Site
- Water Efficiency
- Energy Efficiency
- Materials and Resources
- Indoor Air Quality

## Why do we build LEED-Certified Buildings?

*“As a developer of conscience, Zocalo Community Development continues to find means to reduce the impact that our developments have on the earth and improve the experience of our residential owners and the communities in which we build.”*

*–David Zucker, Managing General Partner*

The principals of RiverClay believe that building residential projects in a more-sustainable fashion is responsible development. By some estimates 40-percent of all energy consumed in the United States goes to the built environment. As Denver’s first LEED-certified condominium project, RiverClay has the ability to increase Denver’s overall demand for sustainable building practices and materials, thereby increasing the likelihood that others will adopt similar sustainable development methods.

According to the USGBC, building to the standard of LEED quantifiably reduces illness-related absences at LEED-certified office buildings, increases worker productivity and increases occupant satisfaction. We believe that these benefits will accrue to residential owners, too. In addition to healthy benefits, sustainable buildings create substantial financial savings through energy and water reductions – thereby making green development both good for the environment and economically viable.

Developer and General Contractor: Zocalo Community Development; Chris Achenbach, Principal in charge of Construction  
Architect: John Gagnon; Samuel Engineering

Sales and Marketing: Sarah Harman; Powerhousing, LLC

Principals: Chris Achenbach, Sarah Harman and David Zucker (Managing General Partner)

Construction Start: March, 2007

Occupancy: May, 2008

