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Cadence Anchors New Multi-Family Development at Denver Union Station

Martines Palmeiro
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Inside AGC Colorado
Pg 54

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Cadence Anchors New Multi-Family Development at Denver Union Station

Union Station's redevelopment is driving the already hot residential development scene in LoDo and nearby neighborhoods.

Photo courtesy of Paul Wedlake Photography

Tech Plays Major Role in GE Johnson's Cadence Project



Work on Cadence Apartments is proceeding ahead of schedule. (Photo courtesy of Paul Wedlake Photography.)



Rendering of the Cadence Apartments project at Denver Union Station. (Rendering courtesy of Zocalo Community Development.)

Cadence Apartments, Zocalo Community Development's current project in downtown Denver, is a luxury, energy efficient apartment just west of Union Station at 17th and Wewatta streets.

The 13-story, 219-unit building will include a total build-out of 300,000 sq. ft.

The development consists of one level of underground resident parking, retail at the lobby level, parking on levels 2-3 and residential units on floors 4-13.

A rooftop amenity deck with swimming pool and exercise facilities are included for resident use. Restaurants, shopping, sports facilities, cultural attractions, rail lines and bike paths are just steps away.

Construction is slated to be complete in March 2015.

Cadence will provide a green living opportunity when finished. Zocalo research found that almost 90 percent of people surveyed would

prefer to live in a community committed to sustainability.

This project has been designed and planned to achieve USGBC LEED Gold certification. Cadence will be the fourth Denver area LEED-certified multi-family housing project developed by Zocalo.

GE Johnson Construction is providing preconstruction, predevelopment, building information modeling, **LEED management services** and construction services for this new property.

JG Architects provided the environmentally friendly design.

In Cadence, technology plays a major role in the construction of a large, urban infill project. GE Johnson is using technology to improve the design and construction process and provide an integrated approach to combining technologies and processes.

GE Johnson's System Integration Group includes three architect professionals, a former structural

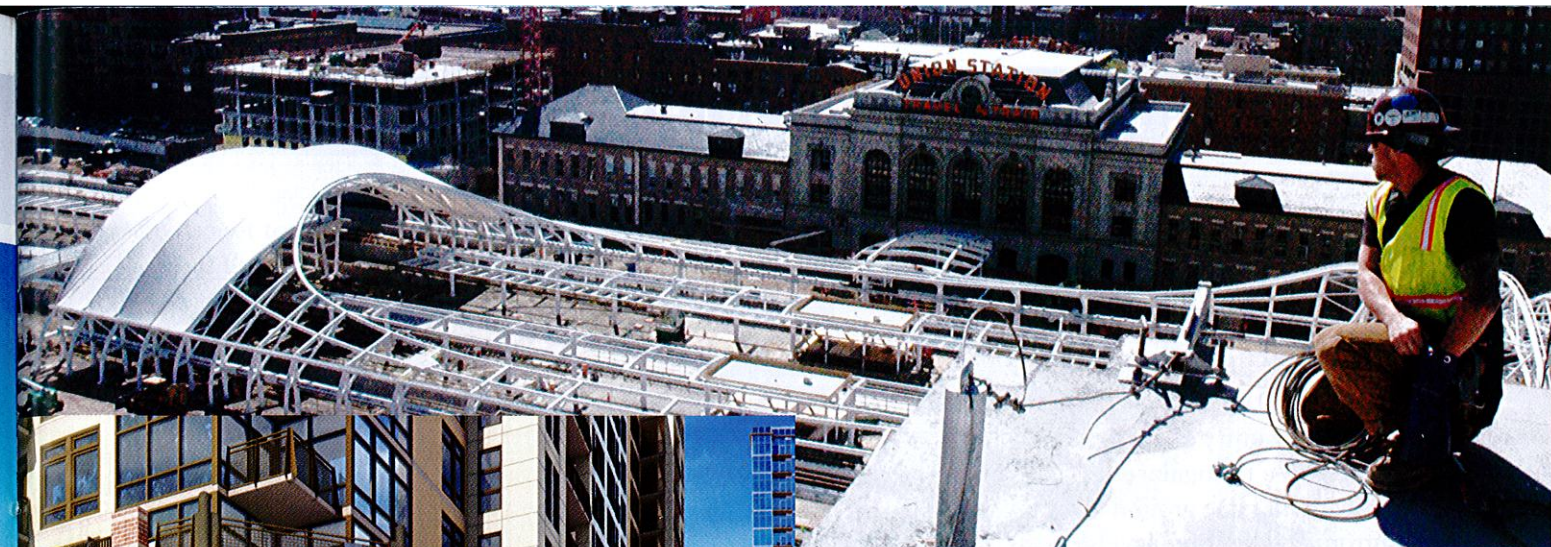
design consultant and MEP design and multiple construction professionals.

The SIG team uses electronic document management, which the company developed in-house. EDM is a mobile-based system used anywhere – including the construction site via tablet technology.

EDM allows all team members access to the most current set of documents around the clock, and includes all design updates, code authority review comments and clarifying information.

Exterior enclosure analysis, web-based collaboration portals and virtual room mock-ups are a few examples of technology solutions GE Johnson provides.

Every assembly required for the project was researched and vetted based on the latest industry products available to provide a sustainable, low maintenance facility that appeals to the diverse wishes of today's tenant.



Jacob Bergstresser with Spider Staging looks over the Denver Union Station redevelopment project from the rooftop of the Cadence Apartments building. (Staff photo.)

Project Team

Owner:	17th Street Apartment Developers
General contractor:	GE Johnson Construction
Architect:	JG Architects
Civil engineer:	Jensen Strawn Consulting Engineers
Mechanical Engineer:	Dennis Miller Consulting Engineers

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