

Cadence first to deliver apartments at Union Station



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Denver Business Journal

Oct 18, 2013, 4:00am MDT

What: Cadence Union Station is a 219-apartment, 13-story building going up just west of [Denver Union Station](#). It will be the first multifamily development to open in the immediate area of the 19.5-acre redevelopment site at Denver Union Station.

RTD is on schedule to open the new transit facility in May 2014, which will include an underground bus terminal with 22 bays, commuter and light-rail lines connecting to RTD's FasTracks system and in 2016, a commuter rail line to Denver International Airport.

Where: 1920 17th St., Denver.

Who's building it: Zocalo Community Development Inc. is the developer, construction manager and property manager. The general contractor is [GE Johnson Construction Co.](#)

Architect: [John Gagnon](#) of JG Architects Inc., Denver.

Who's paying for it: Principal Real Estate Investors is Zocalo's capital partner. Bank of the West, and Guaranty Bank and Trust, are providing construction loans.

Features: Zocalo, as with all its apartment developments, is shooting for a LEED Gold certification. In addition to traditional apartment amenities such as a rooftop lounge area, fitness center and a 219-space parking garage, Cadence will include a rooftop pool and a Velo Room — a fully equipped bicycle maintenance shop.

"Green" features also include recycling and composting programs; EnergyStar appliances; low volatility-organic-compound paints, adhesives, sealants and carpets; and a recharging station for electric cars.

Zocalo officials estimate residents' utility bills will be 50 percent less than bills at a non-LEED certified building. Ink Coffee has leased one of the ground-floor retail spaces.

Timeline: The leasing office opened this week (Oct. 14). The first residents are expected in January 2014.

In their own words: "One of our first apartments was leased to a resident of Solera," said [Susan Maxwell](#), partner and Zocalo's director of real estate. Zocalo built the 120-unit Solera, at 1956 Lawrence St., and its neighbor, the 231-apartment 2020 Lawrence, which is now 80 percent leased after opening less than a year ago.

"We're thrilled and excited about that, as we keep improving with each one. We coined Cadence 'Zocalo 3.0.'"

Asked which amenities are most popular with residents, she said, "We found the combination of water and fire are a success — bringing in the elements." She's referring, of course, to the rooftop pool and firepit area in the outdoor lounge area.