

BUSINESS

Sustainable Cherry Creek: In Denver's most chic neighborhood, Zocalo introduces environmentally sensitive apartment community

By **MARK SAMUELSON** | mark@samuelsonassoc.com | Sponsored Content
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It's hard to imagine a higher Walk Score than the one that Coda Cherry Creek will have, when Zocalo Community Development opens a sustainable, luxurious apartment community, being readied at 100 Steele Street in Cherry Creek North. The setting, just south of a pre-leasing center you can visit today, has Whole Foods within five blocks; Jos A Bank's and Starbucks within three; and Piatti's, Del Frisco's and Zaidi's within a hop-skip-and-a-jump. And new attractions are arriving in the chic, surrounding blocks here at a pace that defies description.

That will include The Kitchen – the nature-cuisine-oriented bistro that's so popular in Boulder and in LoDo – readying its first Cherry Creek venue with indoor-outdoor dining, with exclusive access to Coda residents from its entry foyer. Zocalo President David Zucker couldn't have had an inkling of that when he began walking door-to-door in the neighborhood, selling his concept for a highly sustainable 12-story luxury apartment, qualified to the LEED Gold level of certification – for energy conservation, water efficiency, CO2 emissions reductions, better indoor air quality, and more.

Zucker has partnered with transportation planners in Cherry Creek in an effort to keep these popular streets walkable and drivable as new enticements arrive here; donating \$85,000 to their work.

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"Coda can bring added value to the community," says Tamera Greene, Community Director for Coda, Community Director for Coda, who will meet you at 220 Steele today. She sees a profile of that renter from those who are already reserving a home at Coda – some coming from surrounding homes in Cherry Creek North, and others for whom Denver is one of several homes: a few from Aspen, Steamboat and California – all with residential or business ties to Cherry Creek and downtown, wanting access to the mountains as well as urban attractions. "Our residents want the 80206 zip code; it signifies quality and superior lifestyle."

Each resident receives a dedicated parking spot in a temperature-controlled garage and gets to experience a private rooftop panoramic pool; concierge services ("you need a car, or tickets to a show,"); and a Zocalo trademark – a 'Velo Room' for keeping and maintaining bikes, skis and other outdoor gear. Coda residents will also find special parking for low-emission vehicles, and charging stations for Tesla and other electric cars.

Zocalo is following a successful pattern here: The company just completed Cadence at Union Station (17th and Wewatta Streets), the first apartment development in Union Station – completely leased up in a year.

Leasing one of the residences at Coda will cost between \$1,600 and \$6,400 a month. To reach the pre-leasing center today, take First Avenue in Cherry Creek to Steele, turn north past the building site, one block to E. Second Avenue. Look for the orange awnings north across Second from Cherry Creek Grill.

WHERE: Coda Cherry Creek by Zocalo Community Development, 182 luxury apartments, studio to 2-bedroom, LEED Gold sustainable features, 510 to 1,693 s.f., garage parking, concierge services, rooftop pool; reserve now for best views. Building site 100 Steele Street; Pre-Leasing Center 220 Steele, Denver; take First Ave thru Cherry Creek to Steele, turn north past the building site, one block to E. Second Ave

PRICE: From \$1,600 to \$6,400/month

WHEN: Open today 10 a.m. until 2 p.m., or by appointment

PHONE: 303-951-4391

WEB: LiveCoda.com

Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns online at DenverPostHomes.com



Mark Samuelson

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