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## Presidio opens up new uses on Harmony

by Jill Jamieson-Nichols

A Fort Collins developer is adding to the allure of the Harmony Road corridor with a mixed-use development he believes will give large users more reason to be in Fort Collins.

The Presidio, an 85-acre mixed-use project anchored by a hotel and conference center, will be developed next to Harmony Technology Park, a former Hewlett-Packard site that is geared up to attract large primary employers.

"Between my doing that assemblage and the Hewlett-Packard property now being put into the hands of an accomplished developer, there are 200 acres on Harmony Road, which Fort Collins really considers to be its flagship development area. It's the area where Fort Collins has the best possibility of being able to attract primary jobs and major companies," said Les Kaplan, a former Fort Collins planning director who is developing the Presidio.

"What these two properties together will do is give Fort Collins 200 acres of prime development ground so it can be much more competitive in the regional marketplace."

A "distinctive" development where Kaplan intends to create a sense of place, the Presidio is being eyed for a 135-room full-service Holiday Inn with 15,000 square feet of conference center space, along with an approximately 40,000-sf wellness center to be operated by a local health care provider.

The property has room for up to 1 million sf of multifamily, office and retail development. Kaplan will sell sites and

develop others himself.

Vertical construction will begin next year.

"I think it's a great opportunity for a lot to happen in the Harmony corridor," said Kevin Brinkman of Brinkman Partners, which is marketing the newly launched development. Before MAV Development's acquisition of the 105-acre HP land last year, Fort Collins didn't have land for large employers, he said, adding the Presidio's hospitality, retail, residential and office amenities will complement Harmony Technology Park.

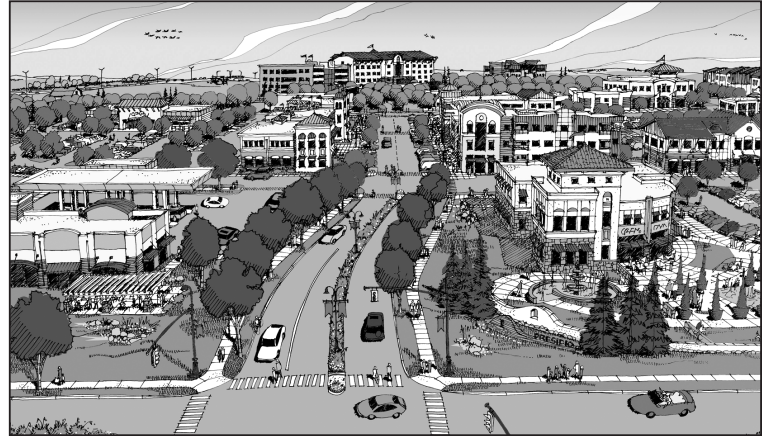
The Presidio includes room for 600,000 sf of Class A office space. Together, the Presidio and Harmony Technology Park – which are part of the same master plan – could create 1.5 million sf of new office space.

The hotel, flagged by two office buildings totaling 40,000 and 56,000 sf, will be built atop the eastern edge of the property, a ridge that is the highest point within a 10-mile radius and that can be seen from as far away as Centerra in Loveland.

"The design concept has a hotel/conference center facility and the wellness center as really being the main pulse of the project," said Kaplan.

The Presidio, located just east of a new milelong stretch of retail development that includes the 900,000-sf Front Range Village, has 13 acres for convenience/support retail and room for 450 multifamily units.

Kaplan plans to seek multifamily developers for two residential sites. "Right now, there are no apartments east of Timberline, rental rates



Developer Les Kaplan says the Presidio will go beyond its functional dimension to create an environment that people enjoy being part of.

are going up and vacancies are going down," noted Brinkman.

The Presidio's first two office buildings are planned to be 16,000 and 30,000 sf. Brinkman Partners is marketing the buildings for lease at \$18 to \$22 per sf triple net, which includes a \$35-per-sf tenant finish allowance, and \$195 to \$210 per sf in core-and-shell condition.

Retail space fronting Harmony Road is listed at \$22 to \$28 per sf.

The Presidio site consists of eight properties, the first of which Kaplan purchased eight years ago, before it was annexed into the city. In assembling other parcels for access and utilities, Kaplan realized there would come a time when there would be no large parcels on Harmony, and the fragments that remained likely would be developed in a "disjointed" fashion. He developed a "bigger vision" for the area that led to tying enough properties together for a "well-integrated" mixed use project.

The Presidio, which will introduce a Southwest mission style into its signage, entry features, landscaping and other common elements, will emphasize a sense of place and people, rather than "getting cars in and out," Kaplan said. It will include plazas, courtyards, trails and open space. Many of the existing trees will be saved.

"I would like this to be a destination development that people frequent because they have a good feeling of being there," Kaplan said.

VF Ripley Associates Inc. is the land planner for the development. Vaught Frye Architects is the architect.

There currently are six homes on the property, three of which Kaplan donated to the National Center for Craftsmanship. The nonprofit organization will deconstruct the homes as classrooms to teach Habitat for Humanity volunteers about construction techniques and construction materials recycling.▲