

# REPORTER-HERALD

## Harmony filling out with construction

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*The Reporter-Herald*  
February 28, 2008

The state of east Harmony Road in Fort Collins is not exactly harmonious.

East of Timberline Road, the road is brimming with construction crews, who are bringing multiple developers' visions to fruition.

The area soon will see many new restaurants, retail stores and mixed-use developments.

### Harmony School Shops

At the northeast corner of Timberline Road and Harmony Road, there is little evidence of remaining construction at the Harmony School Shops.

The development offers approximately 100,000 square feet of retail space, and all but 25,000 square feet have been leased, according to Robin Nicholson, who is leasing the space through SullivanHayes Brokerage.

The following retailers are already open in the shopping area: 24-Hour Fitness, Walgreens, Regency Beauty Institute, Chipotle and Mad Greens.

Next week, Office Depot will open, and Spicy Pickle and Floyd's Barbershop will also be coming to the School Shops, Nicholson said.

The area has been popular for retailers because of its accessibility and visibility, Nicholson said.

### The Pads at Harmony

Developed by Bellissimo Inc., the Pads at Harmony are on the north side of Harmony Road at Snow Mesa Drive.

The project started construction last year and will consist of seven buildings, two of which are already completed.

In total, Pads will have about 58,000 square feet of restaurant and retail space, according to Gino Campana, building developer and owner of the project through Harmony Executive Park LLC.

Some businesses already have signed leases, including United Western Bank, McAlister's Deli, Keller Williams Realty, Salon Salon, Sport Clips, Super Suppers, Saint Cinnamon, Colorado State Employee Credit Union, FedEx Kinko's, East Moon, Rustic Oven, Good Feet and Paciugo Gelato, according to Campana.

### **Front Range Village**

Front Range Village, a lifestyle center shopping mall at the northeast corner of Harmony Road and Corbett Drive, broke ground April 25, 2007, according to Jim Taylor, spokesman for Bayer Properties LLC, the Alabama-based developer of the project.

The \$120 million shopping center will feature 675,154 square feet of retail space. Construction should be completed this summer, according to Taylor.

SuperTarget, Staples, Lowe's Home Improvement, The Sports Authority, Toys "R" Us/Babies "R" Us, Lane Bryant, DSW, ULTA cosmetics, Dress Barn, Claire's Boutique, Compass Bank, Juice It Up and Qdoba will be coming to Front Range Village, according to Bayer Properties.

The shopping center also will have a branch of the Fort Collins Public Library.

Retail and office space is still available.

The developers want the area to be a place for business, commerce and learning, according to Bayer.

### **Presidio Fort Collins**

Preparation has begun on the land that will house Presidio, an 85-acre master-planned mixed-use development.

Presidio, at the southeast corner of Lady Moon Drive and Harmony Road, will start grading the property for a retail block and full-service hotel and conference center starting in the fourth quarter of 2008.

Construction should "go vertical" around the beginning of 2009, said David Miller of Brinkman Partners, listing broker for overall Presidio development.

The retail block will host a second Fort Collins Suehiro Japanese Restaurant.

In total, Presidio will have 80,000 square feet of banking, shopping and dining, 450 multi-family residential units, 500,000 square feet of office space and a 40,000-square-foot wellness complex.

### **Harmony Technology Park**

The Harmony Technology Park southeast of Ziegler Road and Harmony Road is a 105-acre site. Two- to 30-acre lots will be for sale or build-to-suit for technology, office or retail.

The land was acquired from Hewlett-Packard by MAVD West LLC.

### **Stoner Homes Developmen**

A 300-acre multi-use live-work-play development, tentatively called “H25,” is planned for southwest of the Harmony Road interchange at Interstate 25.

Jay Stoner of Stoner Homes said the development could feature 500 to 700 apartments, lofts and a possible 15- to 20-story luxury condo high-rise, retail and office space, a hotel, 35 acres of ponds and 30 acres of parks, bike trails and open space.

The land for H25 isn't annexed into Fort Collins yet, said Fort Collins city planner Clark Mapes. Stoner and the city are in discussions about the annexation.