

'Uptown Apartments' set for 20th & Park

■ Plans call for 194 luxury units surrounding parking garage, design guidelines

BY VANESSA MARTIN

In 1995 Houston-based Martin Fein Interest, Ltd. built "Timber Creek," a 210-unit luxury apartment development in the Denver Tech Center. The project had the highest price per unit in the metro area at the time.

This month Martin Fein will break ground on its second Denver project, "Uptown Apartments." The five-story building with 194 luxury apartments will replace the vacant parking lot in Uptown bordered by Park Ave. West, 19th, 20th and Washington.

"We feel pretty good about what's been going on in the neighborhood, and we're excited about what an ugly parking lot is going to be turning into," Jason Schlanger, vice president of development for Martin Fein, told NL.

"Denver is a phenomenal city and we intend to do other projects (here)."

Martin Fein's general con-

reflect an "entry" similar to that which will appear on 19th. Both sides will have individual balconies, a grand community balcony and an arched breeze-way from the sidewalk to an interior courtyard. The Clarkson side will feature individual balconies and ground-floor stoops.

The residential units will wrap around a five-story, covered parking garage to make it less visible. The only entrance and exit for the garage will be on Washington. The structure will have 340-350 parking spaces. One-bedroom units will have one parking space, and two-bedrooms will get two each.

"We are providing well over the number of parking spaces required by the city of Denver," Schlanger said. "We want to keep as many (parked cars) off the street as possible. All spaces will be assigned, and we will have spaces reserved for prospective residents."

Martin Fein will provide on-site property management in an office on the first floor. Building amenities will include a clubhouse with a gourmet kitchen, fireplace and fully landscaped patio, a business center, and a heated pool.

Units will range in size from 683 sf for a one-bedroom apartment with a study to 1,292 sf for a two-bedroom, two-bath unit. The apartments will have soft, open loft spaces with 10' ceilings, and feature a variety of flooring, some wood, some vinyl and some carpet. Kitchens will have granite countertops with black-on-black appliances, custom cabinets and high-grade plumbing fixtures.

With the current market conditions, rents will likely



COURTESY OF MARTIN FEIN INTEREST LLC.
THIS CONCEPTUAL DRAWING OF THE 'UPTOWN APARTMENTS' at 20th & Park Ave. demonstrates the building's massing, and some of the details (but not the materials) of its exterior, which will include multiple sidewalk access points, individual balconies, a grand community balcony and an arched breeze-way from the sidewalk to an interior courtyard.

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tractor, Houston-based Westchase Construction, has already started utility work on the site, and Schlanger said they expect the one- and two-bedroom units to be available by late spring of 2009.

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In May, Martin Fein, Iron Horse Architects and Western Real Estate, the original owners of the property, signed a formal agreement with five neighborhood groups... the Old San Rafael Neighborhood Association (OSR), Capitol Hill United Neighborhoods (CHUN), the Uptown Urban Design Forum, the Enterprise Hill Homeowners Association, and the City Park West Neighborhood Association... about design elements related to the long-anticipated project.

To encourage the development's residents to walk to neighborhood destinations, Uptown Apartments will have multiple sidewalk access points, including secure pedestrian access directly to and from Park Ave., 19th, Clarkson and Washington.

Paul Benington, president of OSR and a signer of the agreement on behalf of the organization, told NL, "Our goal was to have the new development respect and enhance the Park Avenue Parkway & Historic District. The owner and developer have been cooperative and sensitive to our concerns."

To that end, the Park Avenue facade of the project will

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With the current market conditions, rents will likely range from \$1,325 to \$2,525. Schlanger said they are looking for residents who make a minimum of \$50,000 a year.

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