



SOLERA
1956 LAWRENCE STREET, DENVER
An Urban Green Development of Zocalo Community Development
LEED® Gold Certified - Urban Eco-Living

Location:	1956 Lawrence Street is located in Downtown Denver, adjacent to the historic Ballpark Neighborhood: Three blocks from Coors Field; Four blocks from Light Rail; Four blocks from the 16 th Street Mall.
Website:	www.SoleraLiving.com
Occupancy:	June, 2010
Units	120 Units, 2 ground-level retail spaces
Unit Types:	Studio, one- and two-bedroom units
Floors & Construction:	Eleven story; post-tensioned concrete
Finish Standards & Sustainable Characteristics:	<ul style="list-style-type: none">• Recycled Quartz counters and Islands• Energy Star appliances• Locally produced materials• Dual-Flush Toilets and low-flow high-quality water fixtures• Structured Parking (with Preferred Parking Assignment for Hybrid Vehicles)• Great balconies in most units• Healthy indoor air quality through low-VOC paints, carpets and building sealants• Solar photovoltaic electric production from roof-mounted photovoltaic array• Roof deck• Bike parking to units at 1-to-1 ratio, bike maintenance room
LEED-Certified at the Gold level	<p>LEED is the sustainability standard of the US Green Building Council (USGBC), a national non-profit organization of practitioners who continue to refine the definition of sustainable development. Buildings that are LEED-Certified are subject to the strictest sustainability standards in building construction, finish selection and performance. LEED focuses on five areas of sustainability:</p> <ul style="list-style-type: none">• Sustainable of Site• Water Efficiency• Energy Efficiency• Materials and Resources• Indoor Air Quality



Why do we build
LEED-Certified
Buildings?

“As a developer of conscience, Zocalo Community Development continues to find means to reduce the impact that our developments have on the earth and improve the experience of our residential owners and the communities in which we build.”

–David Zucker, Managing General Partner

The principals of Solera believe that building residential projects in a more-sustainable fashion is a more responsible development method that provides clear financial, health and ecological benefits to building owners and tenants. By some estimates 40-percent of all energy consumed in the United States goes to the built environment. USGBC's LEED rating system is acknowledged as the most conservative, quantitative and sustainable building regimen. No other “green” standard is as rigorous and quantifiable. By building Solera as LEED-certified – our second LEED, mixed-use project after sold-out RiverClay Condos – we not only deliver a building that has greater enduring value and is healthier for tenants and the environment, but we increase the demand in Denver for sustainable building practices and materials, thereby stimulating the local economy and increasing the likelihood that others will adopt similar sustainable development practices.

According to the USGBC, building to the standard of LEED quantifiably reduces illness-related absences at LEED-certified office buildings, increases worker productivity and increases occupant satisfaction. We believe that these benefits accrue to residential occupants, too.

Developer and General Contractor:	Zocalo Community Development and Zocalo Construction Services.
Equity Investor:	Principal Real Estate Investors
Construction Lender:	Guaranty Bank
Architect:	John Gagnon; JG Architects
Principals:	Chris Achenbach and David Zucker
Construction Start:	January, 2009