

CityHomes at Boulevard One by Koelbel Urban Homes

Boulevard One at a fleeting price: Koelbel Urban Homes starts construction on Lowry row homes, including a main-floor master

If you've been watching the emergence of Boulevard One – Lowry's "final chapter" unfolding east of Monaco Parkway at E. First Avenue – you know that anticipated demand for this site and its unusually walkable lifestyle are already driving up prices for its emerging products. That creates a moment in time for Koelbel Urban Homes – breaking ground now on a very contemporary line of row homes that right now are the most attainably priced homes in Lowry's last expansion.

Today and this weekend you can tour a pre-sale center for CityHomes at Boulevard One – and if you like their looks, you can make a reservation on a coming unit. Better yet, you can take out a contract on a home with a price from \$699,000 – one that could be a

fleeting memory by the time the first eight are completed.

Are prices at Boulevard One going up? That's almost a certainty, says Dana Keller, vice president for marketing at Koelbel and Company, parent company of CityHomes' new-urban oriented builder.

"This is all about demand," says Keller, noting that one builder has already sold out of sites at Boulevard One. "You're seeing a convergence of two buyer segments that are clamoring after this site." One group are the same down-sizing homeowners that are taking advantage of Denver's remarkable run-up in prices for existing neighborhoods like Crestmoor, Hilltop, Cherry Creek and Stapleton; ready to sell now in favor of something new, with better walkability and lower maintenance. The other are younger families with kids that covet the schools Lowry offers – The International School, Stanley British Primary, Bishop Machebeuf High, and more – and that are often spending a lot of time in traffic commuting to those venues.

The modern architecture that Koelbel Urban Homes is showing, by Neo Studio, will do nothing to temper that demand. "These are very contemporary," says Keller. "All of these buyer groups are looking for that urban, modern feel they see in areas like LoHi and Riverfront." You'll see a mix of rowhome plans that range from a two-bedroom-suite design with 2,296 square feet, including some finished space on a day-lit garden level; to a spacious main-floor master suite plan – 2,621 square feet. Both types have two-car garages and a rooftop deck.

Koelbel is the perfect builder to match the contemporary look to Lowry's setting, says Keller. "Lowry was looking for something other than what they see



Artist's rendering of Koelbel Urban Homes' CityHomes designs for Lowry's Boulevard One, all with 2-car garages and rooftop decks.

large production builders offering," she adds. "They wanted more character and uniqueness, with a higher quality of construction and more emphasis on sustainability. They sought us out to compete for this opportunity." Koelbel, with 64-year history here that included Denver's first master-planned community, created Koelbel Urban Homes five years ago to take advantage of the Mile High City's burgeoning demand for urban neighborhoods. The contemporary lines, Keller says, reflect KUH designs that have been popular in Platt Park, Highlands, LoHi and other new urban areas.

At Lowry they'll be walkable to the attractions of what is doubtless Lowry's very best urban site – huge Crestmoor Park one block to the west; Lowry's existing Town Center to the east with

Starbucks, popular taverns and entertainment; joined by a creative land plan that'll offer parks, trails, gazebos and artwork.

Koelbel Urban Homes' Jason Williams will show you details of the CityHomes designs at a pre-sale center off Quebec south of First, just east of where Koelbel has broken ground on the first units. Take Monaco Parkway to E. First Avenue and head east six blocks to Quebec in Lowry, then turn south to the entryway on the right.

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.

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IF YOU GO...

WHERE: CityHomes at Boulevard One at Lowry, by Koelbel Urban Homes; pre-sale center open; lock-n-leave lifestyle; energy efficient; main-floor master & 2-story family-sized homes; rooftop decks & 2-car garages standard, walk to parks, shops, dining. Pre-sale center 7290 E. First Ave., Denver; take Monaco to E. First, turn east 6 blocks to Quebec, turn south to entryway on right

PRICE: From \$699,000

WHEN: Today noon-5 p.m.

PHONE: 303-300-8789

WEB: KUHatBoulevardOne.com