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## Two parcels in Central Platte Valley are set for change in ownership

Sites eventually to be part of \$360 million development project

By **John Rebchook**, Rocky Mountain News  
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Two key parcels of land in the Central Platte Valley behind the Denver Union Station are getting new owners.

Both parcels, in a development known as the Commons, have been mired in a bankruptcy involving Bellingham, Wash.-based Trillium Corp.

The sites are part of what eventually will be an office, retail, hotel and parking development estimated to have a completed value of \$360 million in today's dollars.

In the largest deal, Legacy Partners on Thursday is scheduled to pay \$13.75 million for almost two acres at Wewatta and 15th streets from a group known as WoDo. WoDo is owned by Trillium, which bought the former railyards that are now home to Six Flags Elitch Gardens and the Riverfront Park neighborhood.

The site is across the street from the Gates Co. world headquarters that Legacy developed on behalf of Seattle-based Kennedy & Associates.

"Knowing Legacy, I believe they will build a very high-class development on that block," said Gayle Bush, a partner with Bush Strout & Kornfield in Seattle and the attorney for WoDo.

The site includes 1.75 acres for office buildings, plus additional land for a public parking garage, which likely will be incorporated into any development, Bush said.

The site can handle two office buildings with a total of 683,000 square feet. One lot is zoned for a 17-story, 250-foot-tall building with a maximum of 423,000 square feet. Another lot is zoned for a nine-story, 260,000-square-foot building.

"It looks like Legacy got a really good deal on that land," said Tim Roth, who is leading a CB Richard Ellis team that is listing several other parcels for WoDo in the Commons.

Roth pitched the WoDo parcels to the Bayrock group, which is associated with New York developer Donald Trump. But Trump wants to develop a hotel with condominiums in Denver, and this land is zoned for nonresidential use, said Roth, who is listing the property with his brother Martin and Tim Swan.

Bush also said that on Monday, East West Partners was scheduled to pay \$3.9 million for a site zoned for parking. That site is at Wewatta and 18th streets.

Chris Frampton of East West Partners, which is developing the surrounding Riverfront Park area, said East West has no immediate plans for the parcel.

"We own all of the land around it," Frampton said. "We just want to make sure we have control of the entire parcel when it comes (time) to develop the site."

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