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PINKARD CONSTRUCTION UNDERWAY ON LOWRY APARTMENTS AT BOULEVARD ONE

DENVER, CO – Pinkard Construction Company is currently underway on the 68,217 square foot Lowry Apartments, a four-story wood-framed mixed-income development at Lowry's Boulevard One community.

The 72-unit facility, which includes 20 units for the homeless, will provide 41 one-bedroom units, 23 two-bedroom units, and eight three-bedroom units. It will feature ground floor community space, business offices, surface parking, and a roof top solar array.

Lowry Apartments' design is based on a contemporary reinterpretation of the existing Lowry context and uses sustainable design and healthy living practices. It will provide permanent affordable housing opportunities to families earning approximately 30-60% of the average median income and will include subsidies for transitional residents moving out of homelessness.

During preconstruction, the project was brought into budget that maintained all aspects of the original program. It is being designed and built to meet Enterprise Green Community Criteria.

Construction on the football-field-sized site began July 11, and is expected to be completed in July 2018. Foundations and utilities are currently near completion, with vertical construction set to begin by the end of September.

The entire Boulevard One development is the last new neighborhood at Lowry — once the tail end of historic Runway One at the former Lowry Air Force Base. It features walk-to neighborhood retail and offices, multiple parks and a community plaza, and paths within and around the development, providing connectivity to Crestmoor Park, the surrounding neighborhoods, and the regional bike system.

Denver Housing Authority, in partnership with Volunteers of America, has formed the Lowry Affordable Housing Partners to develop and manage this new property, which is located at the corner of Archer Place and South Oneida Street in the Boulevard One community.



Parikh Stevens Architects is the architect of record for Lowry Apartments. Formed in 1992, Parikh Stevens is a regional firm that specializes in residential architecture, urban planning and interior design, but is best known for multifamily housing work.

Pinkard's preconstruction services for affordable housing include comprehensive CHFA funding application support, systems cost and performance studies, extensive VE, amenity review and Green Communities analysis. These services are designed to maximize the use of available Tax Credit dollars and improve chances for an award.

Pinkard Construction Co. is the Colorado leader in preconstruction services for affordable housing/Low Income Housing Tax Credits. Since 1962 Pinkard has provided construction management and general contracting services for 51 HUD/LIHTC projects totaling approximately 5,000,000 square feet.