

Facts & Figures

Owners: Nichols Partnership, Inc., Denver (every part of the project except the hotel); WB Cherry Creek, Inc., Denver (hotel)

Developers: Nichols Partnership, Inc., Denver (every part of the project except the hotel); Sunstone Hotel Investors, LLC, San Clemente, CA (hotel)

Type of Project: A new mixed-use redevelopment

Architects: David Owen Tryba Architects, Denver (master planning, building design); Shears-Adkins Architects, Denver (design architect for parking structure/design consultant for the rest of the project); RNL Design, Denver (production drawings)

Construction Manager/

General Contractor: M.A.

Mortenson Company, Denver

Size: 515,000 square feet (new construction); 185,000 square feet (existing buildings)

Cost: \$160 million

Construction Time:

Summer 2001 - January 2005

The Need: To revitalize an underdeveloped area in a prime location

The Challenge: Managing the phasing of the project and dewatering the site during excavation

Supportive Team Members

ArtHouse Design

Environmental Graphic Design

Carl Walker, Inc.

Parking Consultant

Commercial Design, Inc.

Drywall/Painting/
Framing/Wallcovering

Denver Glass Interiors, Inc.

Mirrors, Shower Doors, Glass
Tables, Glass Stair Railings

Design Electrical

Contractors, Inc.
Electrical Services

Gold Plane Custom

Cabinets, LLC
Millwork/Casework

KL&A, Inc. Structural

Engineers and Builders
Structural Engineers

S & W Painting &

Decorating, Inc.
Painting & Wallcovering

studioINSITE, LLC

Landscape Architects, Urban
Design, Planners

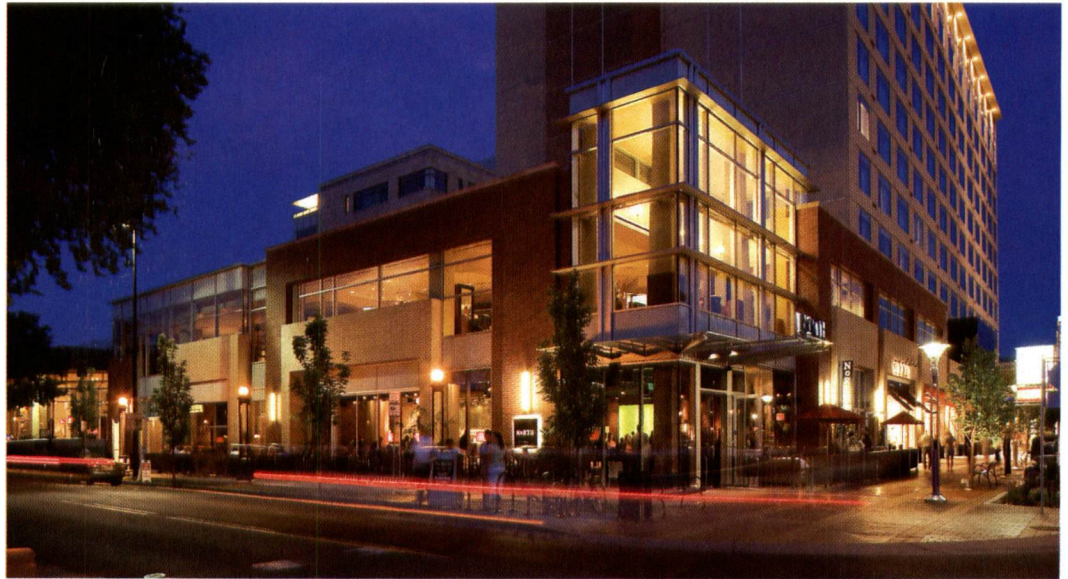
T&G Hardwood Floor Specialists,

Inc.
Hardwood Flooring Installation,
Refinish & Repair

Western Dock &

Door Systems, Inc.
Overhead Door

MORTENSON



Denver, Colorado

Clayton Lane

An underutilized area in Denver's upscale Cherry Creek now bustles with activity.

Set on 5.76 acres, the new Clayton Lane redevelopment project includes a J.W. Marriott hotel; a five-story condominium tower; an office tower housing Janus Capital's corporate headquarters; a below-grade parking garage; and retail space with tenants that include Sears, Orvis and Whole Foods. Each retail tenant sports its own unique storefront, and all buildings edge the sidewalk, enabling visitors to stroll from shop to shop. A wide variety of materials was used to make each shop distinctive, including stucco, slab stone, brick and glazed aluminum curtain wall.

Located at a busy intersection, the site previously contained only a Sears store and considerable surface parking. In 1999, Randy Nichols, president of Nichols Partnership, Inc., the project's owner/developer for every part of the project except the hotel, approached Sears with a proposal to develop the space for a variety of uses. "Now, the site is revitalized and [is] the center of



Photos courtesy of Frank Ooms

activity instead of a place with no activity," said Nichols.

Building and opening the project in several phases during a five-year period created challenges. A series of loans had to be restructured, renegotiated and closed at different times to fit the progress, and sometimes

more equity had to be brought in to keep the wheels turning. "That was probably the most difficult thing to keep going," said Nichols.

The phases also added to the project's complexity for M.A. Mortenson Company, the project's construction manager/general



contractor. By constructing temporary sidewalks and walkways, M.A. Mortenson accommodated the opening of businesses while building nearby. "But the biggest challenge was building the whole thing without any space outside of the construction area," said Dale Heter, construction executive for M.A. Mortenson.

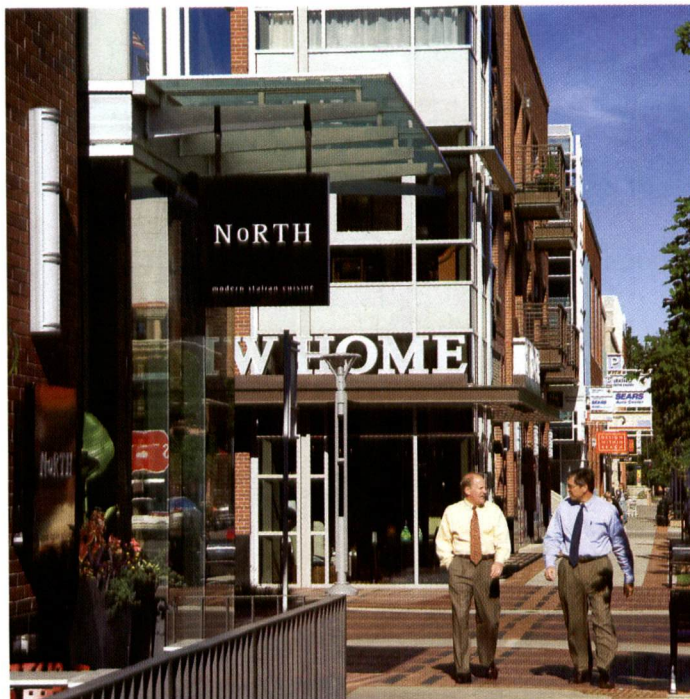
"[In addition,] the buildings have pretty deep underground garages and basements, and our water table is fairly high, so we had to do quite a bit of dewatering," said Heter. "More than 3,000 gallons per minute had to be moved from the excavation on a constant basis. That's a large demand for dewatering." M.A. Mortenson

installed well-point systems that were deep enough to pull water down to the bottom of the excavation and then pumped out of these well points.

M.A. Mortenson was involved in the project from the conceptual stage, so it could track costs consistently and offer project alternatives. By using shotcrete for the underground foundation walls, for example, M.A. Mortenson substantially shortened the schedule, saving both time and money.

Nichols gives accolades to the entire team for the project's success. He said, "They did a great job of bringing everything together and making it look good." ■

— June Campbell



Photos courtesy of Frank Ooms



ArtHouse Design created the graphics and wayfinding signage program for Clayton Lane.

Our scope included logo, all project identity, exterior and interior wayfinding signage, banners and an extensive tenant signage guideline.

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left brain. | right design.