

CHAPTER NEWSLETTER



OUR MISSION

ADVANCE Knowledge of corporate real estate professionals, so that they may achieve greater professional success and, in turn, better the industry.

CONNECT People. Provide opportunities for growth and excellence-minded professionals with diverse experiences to share industry information and intelligence.

PROMOTE Personal Excellence. Provide the tools and support to enhance the accomplishments and success of real estate professionals worldwide .

EVENTS AT A GLANCE

- JUL** ● 25th - Annual Bocce Bash
- AUG** ● 26th - Golf Tournament
- SEP** ● Mentorship Roundtable
- NOV** ● Holiday Party

A LETTER FROM OUR PRESIDENT

Dave Johnson, MCR, CCIM



This quarter we decided to do something a little bit different with our current President, Dave Johnson, sitting down for a candid interview with our President-Elect, Carrie Walters.



How long have you been in corporate real estate?

25 years (right as corporate real estate was becoming a fully developed function and not just a subset of finance or legal).

How does your involvement with CoreNet help you personally and professionally?

The corporate real estate profession is relatively unknown by most folks. We all know the blank look one receives when asked what we do for a living. We aren't lawyers, accountants... professions people easily know and recognize. Having a place to go where it doesn't take 15 minutes to simply explain what you do is refreshing. CoreNet is the one place I can go to connect with people who live a similar work life- people who understand your struggles, your wins, who have thoughts and ideas around the same topics you do. The whole is greater than the sum of its parts.

How long have you been involved with CoreNet? Global and Colorado Chapter.

2013 (give or take). I hold the original MCR, MCR.w and SLCR designations. I have worked on multiple special projects at the global level and am a volunteer faculty member.

What is your vision for taking on the Chapter President role?

I am excited and honored to be the next chapter president. We haven't had an end-user or female president in many years, so I think those two things alone will naturally bring a different lens to the role. I am excited to see the chapter evolve along side our profession. COVID and "return to office" are in the past- what is next on the horizon?

Thank you to Carrie for giving us a little bit of insight as to who you are! We look forward to welcoming you on as our next chapter president!

Cheers,

Dave Johnson, MCR
President, Colorado Chapter

ONLY 3 COURT SPONSORSHIPS LEFT!!

ANNUAL BOCCE BALL TOURNAMENT

DICK'S SPORTING GOODS PARK
JULY 25, 2024 | 1-6 PM

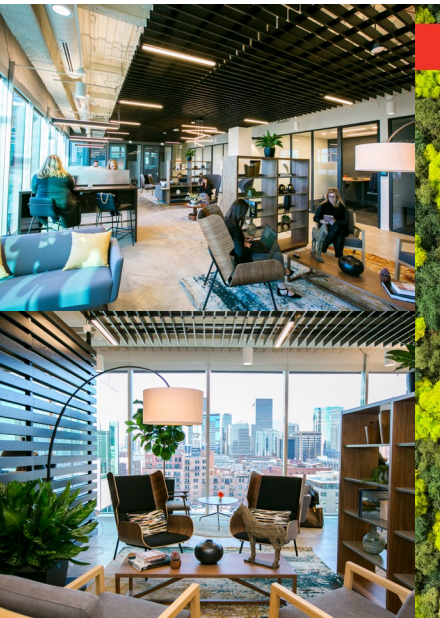
SPONSOR SPOTLIGHT

We couldn't do everything we do each year without the support of our incredible sponsors! We are so thankful for their commitment to our chapter and we can't wait for you to get to know them!



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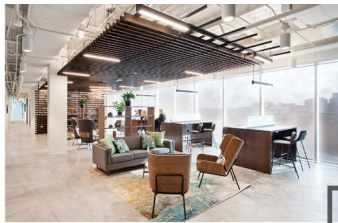
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Ben Sye | General Manager - Denver, LODO | ben.sye@serendipitylabs.com

We want to feature YOU in our next newsletter!

MEMBER SPOTLIGHT



Fill out [this form](#) to help membership get to know you!

MEMBER ON THE MOVE



Fill out [this form](#) to let membership know about your new position!

MEMBERS IN THE NEWS



Did you or your company make the news? Fill out [this form](#) so we can highlight it!

CoreNet Decarbonization Panel event held at CSU SPUR



Summary By Board Member:
Tamara Alexander-Johnson
Corporate Real Estate Advisory Services, LLC

This panel of experts discussed how their companies are working towards Decarbonization of their RE portfolios.

All the consultant companies explained how they are providing services to their clients on what to plan for in light of the new legislation, Energize Denver which will affect all commercial real estate buildings under 50,000 SF.

Here is a snapshot of what decarbonization means:

Building decarbonization has two (2) main components.

- Operational carbon emissions from energy used for building operations (heating, cooling, hot water) -
- Embodied carbon of emissions released during the production, transportation, and installation of the products and materials used in buildings, especially during construction

Here is a summary of ENERGIZE DENVER which has four (4) requirements for EXISTING commercial and multi-family buildings > 25,000 S.F. The four parts are listed below:

1. **Benchmarking** which requires reporting energy use annually to Denver and the State of Colorado agencies.
2. **CRE building performance standards**
3. **Electrification** which means changing out gas-fired equipment for electrical at the end of the HVAC's service life.
4. **Green roofs** which is a continuation of the use of Green Roof Initiative in the City of Denver.

Thank you to our panelists for this insightful discussion!

- Kye Holdon Brown, Oakville Advisors
- Mitch Minotti, SIEMENS
- Faris Spinosi, WB Engineers
- Eric Weinsenstein, HINES
- Moderated by Josh Valdivia-McDonald

Source: [Buildings 25,000 sq. ft. or Larger - City and County of Denver \(denvergov.org\)](https://denvergov.org)

VF Corp Property Tour Recap



Summary By Board Member:
Joshua Valdivia-McDonald
Overcast Innovations



We were thrilled with the turnout of our VF Corp Property Tour - and it did not disappoint! Check out the clip above of their interactive floor! Thank you to both VF Corp and Saunders for a successful event!





Meet Rachel Harmon, LEED AP Project Development

Board member Tamara Alexander-Johnson sat down with CoreNet Colorado member Rachel Harmon, EUA, to discuss how membership has impacted her role within her firm.

She has been working at EUA for almost 4 years having come to Denver from the Chicago office. Her role includes being part of the strategic development and vision for the Denver regional markets of EUA. Rachel’s background includes a Bachelor and Master of Architecture, and prior to joining EUA them, she worked at Mace and JLL Owners Representatives in Project Management. She transitioned to Business development when she joined EUA 3.5 years ago.



..... ”

The numerous CoreNet events I’ve attended were valuable and informative.

.....

When asked “how has your CoreNet Colorado membership helped in her role at EUA”, Rachel commented:

- Networking and continued exposure to the changing factors impacting commercial real estate and the other markets we serve
- Has highlighted one of EUA’s projects for a CoreNet Sponsored Building Tour - Moye White

Strategies she uses in her role at EUA:

- Networking / building relationships
- Community / Industry Organizations like CoreNet NAIOP, Metro Denver EDC, CO Space Coalition, ISPE, etc.
- Market research, Economic trends, etc.

PLEASE WELCOME OUR NEW MEMBERS <<<<

CORPORATE END USER	<p>SCOTT BROWN <i>Director of Corporate Construction</i></p> <p>BARBARA-JEAN DAUGHTRY <i>Director, National Facilities Operations, Denver</i> TIAA</p>	<p>CASEY LEWIS <i>Senior Business Manager</i> TIAA</p>	CORPORATE END USER
	<p>BRENDA ALMQUIST <i>Business Development Executive</i> CORT, a Berkshire Hathaway Company</p> <p>LAUREN HUCEK <i>Designer</i> Gensler</p>	<p>TAM LE <i>Designer</i> Gensler</p>	
SERVICE PROVIDER			



FUTURE OF LARIMER SQUARE



Summary By Member:
Hoshiko (Hoshi) Brooks
Galloway & Company

EVENT SPONSORED BY:



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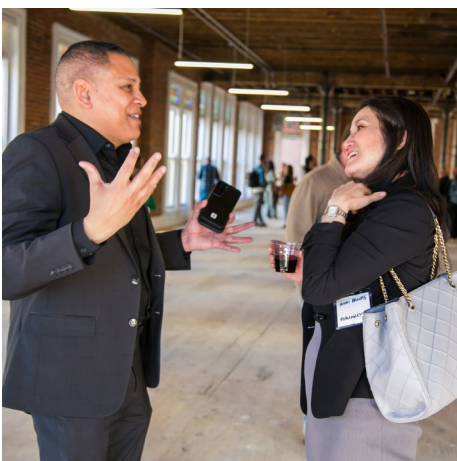
We were curious about the spaces around Larimer Square, given the ongoing construction there. At an event held on May 08, Asana revealed the plans and challenges they have faced throughout the redevelopment of the area.

Background and Investment:

Asana acquired a block of 18 buildings in December 2020 and invested \$20,000,000 in renovations to update the building façades, meet current building codes and accessibility requirements, and provide tenant-ready spaces focusing on reimagining the charm of 1880s buildings with brick and timber. They have been acquiring existing structures in various cities.

Vision for Larimer Square:

The area evokes the unique feel of Newberry Street in Boston and Old Town Alexandria. Asana saw the possibilities for mixed-use office and retail spaces in the area. Their goal is to create a downtown lifestyle where residents can walk to coffee shops, dog grooming stores, and offices, while enjoying a safe and friendly shopping and dining experience. Key factors include safety and walkability, with closed streets providing a walkable retail area where consumers tend to stay and roam. Retail spaces facing the closed streets can expect an increase in lease costs per square foot due to high demand.



Security and Amenities:

Asana ensures safety with three on-site security guards available 24/7, 365 days a year. Increased foot traffic from retail and office spaces will enhance security. The 16th Street Mall construction, a few blocks away, should be completed in 2025.





Parking and Accessibility:

The 309 parking spaces are more than ample for the area, with a typical downtown Denver parking ratio of 1/1000. In addition to self-parking, Larimer Square offers valet parking. With street closures, Asana ensured compliance with ADA requirements and fire lane access for safety. The existing buildings were built before ADA regulations (1991), presenting hidden challenges during renovations. Permitting has been time-consuming, but the Landmark



Preservation Commission has been a significant help, with the TI permit process currently taking about 4 to 6 months.

Tenant and Leasing Information:

Retail leases have increased from 75% to 90%, with some deals being finalized. For office tenants, updated restroom spaces are available, and there is up to 25,000 square feet of space that can be segmented for smaller tenants. Due to the unique building structures and existing conditions, no tenant spaces are the same. The space will attract office tenants such as law firms and technology incubators, marrying the charm of old building characters. Asana has applied for historical tax credits.



Future Challenges and Opportunities:

The challenge for the Central Business District (CBD) is to bring people back. The city's goal is to complete the mall remodel by September 2025, providing transportation to and from the 16th Street Mall and Larimer Square. Other major challenges include driving time and finding reasonable parking spots. The development is expected to create synergies with surrounding and nearby areas. LODO is the best submarket of Metro Denver, and Asana owns buildings in Platt's. More events in sports arenas and the ballpark will help increase foot traffic in the area.



Asana concluded the session by stating that the future surprise of the space is "the newest of what it used to be."

INTERESTED IN GETTING INVOLVED, BUT NOT SURE WHERE TO START?

MEET OUR COMMITTEES!

Active members of the Colorado Chapter will tell you the networking relations and growth starts at the committee level. If you have questions or would like to become involved in the Colorado Chapter of CoreNet Global, we encourage you to contact the Committee Chair(s) responsible for the committee of interest.



Membership Michelle Martinez

VARI

[Email](#)

The Membership Committee is responsible for increasing membership while enhancing existing membership and opportunities within the Colorado Chapter of CoreNet Global. Membership committee activities include ongoing recruitment of potential new members for Colorado Chapter and CoreNet Global, assist in welcoming guests and new members at chapter meetings and activities and follow-up to expiring memberships.



Programming Joshua Valdivia -McDonald

Overcast Innovations

[Email](#)

PROGRAMS COMMITTEE

The Programs Committee's mission is to provide opportunities for our corporate real estate community to Connect, Learn, Grow, and Belong in lock step with our chapter's and Global's mission which is to advance the practice of corporate real estate. Each program we develop is structured around meeting the goal of one of the four Global goals.



Communications Tamara Alexander - Johnson, MCR

Corporate Real Estate
Advisory Services

[Email](#)

COMMUNICATIONS COMMITTEE

The Communication Committee's goal is to provide professional social media content to the current members and to future members. If you are looking to make a difference in how and what is communicated about the chapter, please join us in creating the content we provide to our valuable members!

****Ambassadors Needed!***



Sponsorship
Laura Walsh

GH2 Equine Architects

[Email](#)

SPONSORSHIP COMMITTEE

The Sponsorship Committee focuses on increasing awareness of CoreNet Global Colorado through Corporate sponsorship. Your company’s sponsorship dollars provide you with premium visibility at our events and in our publications. At the same time, they allow CoreNet to bring the best curriculum, networking opportunities and speakers to our membership.



Young Leaders
Connor Madigan

Swinerton

[Email](#)

YOUNG LEADERS COMMITTEE

The Young Leaders group consists of CRE young professionals (age 35 and younger) who are predominately focused on soft-skill development. Hosting four of our own events annually, the group strives to collaborate on just what it takes to differentiate yourself as a leader in the CRE industry. Ongoing initiatives such as the Summit Scholarship Program and the Mentorship Program, continue to be our core competencies.

THE PINERY COUNTRY CLUB

CORENET GLOBAL | Colorado Chapter

ANNUAL GOLF TOURNAMENT

**PINERY COUNTRY CLUB
AUGUST 26, 2024 | 7AM - 2PM**

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