

Size: 50 Acres  
 Location: I-25 and Broadway, Denver, CO  
 Owner: Cherokee Investment Partners, LLC



**Background**

For more than 85 years, the Gates Rubber Factory was a Denver landmark as the home of the Gates Corporation. Cherokee acquired the property in 2001 with plans to redevelop the site into a mixed-use, transit-oriented village. Principals of REGen were hired by Cherokee to manage the overall redevelopment of the site.

**Accomplishments**

REGen worked on behalf of Cherokee with public and private stakeholders to accomplish the following:

- Secured entitlements for more than 7 million square feet of mixed use development.
- Developed an infrastructure master plan for all wet and dry utilities as well as off-site infrastructure and road improvements associated with the site.
- Gained approvals from the Colorado Department of Transportation (CDOT), Denver Public Works, the Regional Transportation District (RTD) and Burlington Northern Santa Fe (BNSF) Railroad for bridges and right of way improvements to State Highway 85 and the Consolidated Main Line.
- Established design guidelines for the entire site.
- Negotiated and received unanimous City Council approval for \$126 million of public financing.
- Formed and managed three metropolitan districts.
- Secured more than \$25 million in private, non-recourse financing.
- Sold 5 acres of land to Trammell Crow Residential for more than 300 market rate apartments and 60 affordable apartments.
- Managed a public information process that has been hailed as a model process by the community and public agencies.
- Received approvals for nine separate voluntary clean-up programs from the Colorado Department of Health and the Environment and received four “No Further Action” letters.
- Remediation and demolition of more than 1 million square feet of former industrial buildings

