

# Northern Colorado BUSINESS REPORT

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## **F.C. hosts ambitious 'green' building conference**

By Tom Hacker

It's entirely appropriate that Colorado's chapter of the U.S. Green Building Council chose Fort Collins when it went looking for a host site for its 2007 Fall Conference and Expo, Sept. 20-22 at the Marriott Hotel.

In the past four or five years, dozens of new projects in the city have put it not only on the state's map but the nation's as a hotbed of progressive thinking in real estate development and building design. Even the city's new police station is so green that it's a stop on a tour itinerary for conference participants on Sept. 21.

Colorado State University also houses the Institute for the Built Environment, an academic clearinghouse for information about environmentally sound and energy-efficient construction.

Institute director Brian Dunbar told the Business Report earlier this year that he and his small staff are challenged to meet all the requests for information about LEED, the acronym that stands for Leadership in Energy and Environmental Design, and the single syllable on the lips of almost everyone in the construction and real estate world.

"It's mainstream, now," said Sue McFadden, a partner in Seven Generations LLC, a Fort Collins development company that is building an office project that is reaching for the LEED "platinum" rating, the Council's highest standard. "LEED isn't out there on the fringe anymore."

McFadden, a prime organizer of the fall conference, called Building a Greener Colorado, has helped put together an ambitious, three-day agenda that includes nationally known speakers, tours of some of the region's greenest real estate development projects, workshops and a daylong program of 24 education sessions led by the green-building industry's luminaries.

McFadden said she hoped for about 300 conference registrations but, given the rising interest in all things green - especially in the populous real estate and construction community - that figure could go a lot higher. Thus, it will be interesting for Kim Jordan, CEO of New Belgium Brewing Co., to find out just how many people tromp through her Old Town home as part of the conference's building-tour program.

Jordan's "net zero" home, meaning it is virtually energy self-sufficient, is among several on a residential tour that includes another net-zero home owned by Judy Dorsey, CEO of the Brendle Group environmental engineering firm.

Also on the tour agenda:

n A three-hour look at renewable-energy initiatives at the Anheuser-Busch brewery in Fort Collins, including a program that turns waste beer into ethanol to power the brewery's extensive fleet of trucks.

n A commercial tour that includes McFadden's LEED-leading Seven Generations project, CSU's Guggenheim Hall and the Burroak Building that houses BHA Design Inc. and John Dengler & Associates Architects.

n A residential tour that adds highly energy-efficient straw bale homes built by Merton Homes, and others that blaze trails for energy and environmental design to the two mentioned above.

n A road trip to the Northern Colorado Water Conservancy District's headquarters in Berthoud where the principles of LEED design are combined with water-wise landscape features.

For more information on the Building a Greener Colorado program, including registration fees and schedules, visit [www.usgb](http://www.usgb)

[ccolorado.com](http://ccolorado.com).

#### Realtec adds three

The Business Report tries to track the comings and goings of commercial real estate community members as they migrate to and from the various brokerages in Northern Colorado.

It was worth writing about, for example, when Tom Livingston left the Everitt Cos. nest to form his own boutique brokerage, Livingston Real Estate and Development Inc. Likewise, when Loveland's Jack Trethewey and Ken McCreedy left Prudential Rocky Mountain to join Realtec Commercial Real Estate Services, it was certainly worth a mention.

Now longtime Fort Collins residential broker Eric Nichols, a downtown property specialist with Re/Max Alliance who has consulted with many Old Town residential developers on marketing plans, has joined Realtec's Fort Collins staff.

Nichols helped develop more than 20 neighborhoods and condo conversions in the city, including Penny Flats, the project that's about to change the face of downtown.

Meanwhile, former McWhinney broker Patrick O'Donnell has joined Realtec's Loveland staff, and Kate Struzenberg brings her deep roots in the Weld County agribusiness world to Realtec's Greeley office. Look for their photos and more information in the Sept. 28 edition.

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