



Quincy Lane

1296 W. Quincy Ave.
Englewood, CO

Metropolitan Residential Advisors
December 14th, 2015



Project Team



- **Metropolitan Residential Advisors: Developer – Michael Warren**
- **Wagner Architectural Team: Architect – Doug Wagoner & Kirk Stathes**
- **Phelps Engineering: Civil Engineering – Lonny Phelps**



Metropolitan Residential Advisors & Affiliates History



- Principal: Peter A. Kudla
- Established Beacon Hill Investments , Inc. in March of 1984, Metropolitan Homes, Inc. In June of 1994, Metropolitan Residential Advisors, Inc. In April of 2009.
- Business: Develop, Build & Manage

For Sale

- Condominiums
- Townhomes
- Patio Homes
- Single Family Homes

For Rent

- Condominiums
- Townhomes
- Patio Homes
- Single Family Homes

Mixed Use

- Office
- Retail
- Entertainment
- Restaurants



MRA & Metropolitan Homes Similar Neighborhood Developments

We have built 37 projects in 9 Municipalities



- **1997 Grant Ranch:** Condominiums, Townhomes and SFR Patio Homes, For Sale - Bowles & Wadsworth, Denver, CO
- **1997 Bella Vista:** 50 Single Family Patio Homes, For Sale – Dry Creek & S. Colorado Blvd, Centennial, CO
- **2001 Star Canyon:** 140 Single Family Patio Homes, For Sale – S Wadsworth & W Trailmark Pkwy , Littleton, CO
- **2001 Star Pass:** 120 Single Family Patio Homes, For Sale – Arapahoe & Gartrell (E470), Aurora, CO
- **2002 Mayfair at Lowry:** 120 Townhomes and Condominiums, For Sale – 2nd & Quebec, Denver, CO
- **2004 Lowry N.W. Neighborhood:** 56 Single Family Residences, For Sale – 8th & Quebec, Denver, CO
- **2005 Lowry Heights:** 32 Condominiums, For Sale – 11th & Quebec Denver, CO
- **2005 – Current Vallagio:** Mixed Use – Transit Oriented Development 928 Residences, For Sale Villas, Lofts, Condominiums, Townhomes & For Rent Apartments – Englewood, CO

M.R.A.

Vallagio Neighborhood Awarded DRCOG

(Denver Regional Council of Governments)



- *“Transit Oriented Development of the Year 2007”*
- *“Live, Work, Play Neighborhood of the Year 2011”*





Our Vision - Quincy Lane

(Currently Referred to as Englewood Estates)

Commitment to
“Neighborhood Enhancement”

Observations from Neighborhood and Market Research



- Respect for Jason Park – Highly Respected and Used
- Strong sense of Pride in the Neighborhood – An established community with Pride of Ownership and Well Maintained Homes.
- Limited Supply of Diversified Housing
- Transition Zone from Adjacent Industrial Corridor to the Established Residential Neighborhood

Neighborhood Goals & Objectives



- Create an Enhancement to the Neighborhood
- Maintain the Character and Context of the Community
- Respectful of High Quality Architectural Design
- Responsible Density & Site Development
- Accommodate Sufficient Guest Parking and Incorporate 3 Car Attached Garage Product
- Deliver Quality Market Rate Homes

Process - Overview

- July 2015– Initiated research site, market, demographics, supply/demand
- Fall 2015 – Series of meetings with City of Englewood Planning and Staff
- October 2015 – Team selected and initiated design options for site
- November 2015 – DRT Meeting held with City of Englewood to determine feasibility of proposed development
- December 2015 – Team working on revisions per DRT Comments and Neighborhood response
- December 14th, 2015 – City Council Study Session
- December 29th, 2015 – Neighborhood Meeting: 7PM @ Englewood Rec. Center

M.R.A.

1296 W Quincy Ave.





QUINCY LANE SITE PLAN



- 1296 W. QUINCY AVE.
- ENGLEWOOD ESTATES SUBDIVISION
- ENGLEWOOD, COLORADO
- METROPOLITAN HOMES • BUILDER

- 12 SINGLE FAMILY ATTACHED HOMES
- 3 CAR GARAGES PER HOME
- 25 ON-SITE GUEST PARKING SPACES
- LOW MAINTENANCE COVENANT CONTROLLED NEIGHBORHOOD

CONTACT: MICHAEL WARREN
303-750-7100



Product Elevation



QUINCY LANE

12.7.16
CONTACT: MICHAEL WASSERMAN 505.728.7188

- 1296 W. QUINCY AVE.
 - ENGLEWOOD ESTATES SUBDIVISION
 - ENGLEWOOD, COLORADO
 - METROPOLITAN HOMES • BUILDER
-
- 12 SINGLE FAMILY • ATTACHED HOMES
 - 1800 SF + 1850 SF
 - 3 BEDROOM • 2½ BATHROOM
 - VAULTED CEILINGS
 - 3-CAR ATTACHED GARAGE
 - LARGE MASTER SUITE
 - WALK-IN CLOSET
 - LARGE MASTER BATH
 - PRICE RANGE \$375,000 + \$425,000



Questions?

Thank You



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