

# *2010 Community Development Achievement Award Project Summaries*

## *Commercial or Industrial*

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**Dr. Christine Bloss, BridgerHill Construction, and Walt Hill Architecture  
646 S. 1<sup>st</sup> Street**

*Phased demolition and construction of new office building in the downtown core with enhanced streetscape, parking, and landscape design.*

## *Residential*

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**Kim Huchel Sullender, Colorado Creative Construction, and Clearwater Design  
502 S. 6<sup>th</sup> Street**

*Extensive remodel of historic home, new accessory building, new sidewalks, and enhanced landscaping.*

## *Sustainability*

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**Summit West, LLC and Damiano's on Main Restaurant  
1135 E. Main Street**

*Rehabilitation, enhancement, and re-use of a mixed use Main Street building including the restoration of the upstairs apartment and addition of a coal-fired pizza oven.*

## *Landscaping*

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**Horsefly Brewing Company  
846 E. Main Street**

*Addition of outdoor dining area and enhanced landscaping along Main Street.*

## *Honorable Mention*

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**Patricia Rothe and Near Design & Planning (Taco Bell Restaurant)  
2050 S. Townsend Avenue**

*Reconfigured site design as part of new construction to add frontage landscaping, accessible pedestrian connection from the sidewalk, and widened sidewalk along Townsend Avenue.*



## **2010 Community Development Achievement Awards**

# **COMMERCIAL PROJECT of the YEAR**

In 2009, Dr. Christine Bloss initiated a phased demolition and reconstruction of a new office building in downtown Montrose. The dental offices were formerly located in an old house, but now occupy one half of the beautifully designed courtyard office building on four downtown lots. The project was completed in March 2010.

The building has unique architectural features that fit in with surrounding historic properties and provides a wonderful example of how new construction can protect pedestrian safety while also providing convenient parking for customers.

There are numerous building features and finishes that show the project team's dedication to going above and beyond. A fireplace in the reception area, creative wall coverings in the patient areas, and a beautifully landscaped courtyard are a couple examples that illustrate the exceptional quality of this project. Walt Hill was the project architect and Bridger Construction was the general contractor.

The project meets multiple goals of the 2008 Comprehensive Plan and shows how appropriate redevelopment can contribute to the long-term vitality of the downtown core.

For the reasons mentioned above, we are happy to designate the Christine Bloss, D.D.S. Dental Office Building at 646 S. 1<sup>st</sup> Street as the 2010 Commercial Project of the Year.





## 2010 Community Development Achievement Awards

# RESIDENTIAL PROJECT of the YEAR

The Huchel Sullender Residence at 502 S. 6<sup>th</sup> Street is a stellar model of how existing housing in the downtown area can be revived to make the historic downtown a more vibrant and attractive place to live.

Owner Kim Huchel Sullender purchased the property in March 2009 and spent over a year upgrading and remodeling this historic home that was built in 1894. All of the upgrades and improvements were done in such a way as to preserve the historic character of the property.

Local contractors formed the project team with David Hartley, Colorado Creative Design, leading the construction and Max Fowler, Clearwater Design, laying out the new landscaping. We are happy to recognize the vision and hard work that went into creating the Huchel Sullender residence by designating it as the 2010 Residential Project of the Year.





## 2010 Community Development Achievement Awards

# SUSTAINABILITY PROJECT of the YEAR

Towards the end of 2009, Summit West LLC purchased the run down and neglected building at 1135 E. Main Street. The previous owners left the building and it fell into disrepair, but Michael Thorpe and Derek Miller of Summit West LLC saw an opportunity to restore the building and bring life back to an often overlooked stretch of Main Street. Fortunately for everyone involved, the Damiano's were also looking for a place to open a new restaurant around that same time.

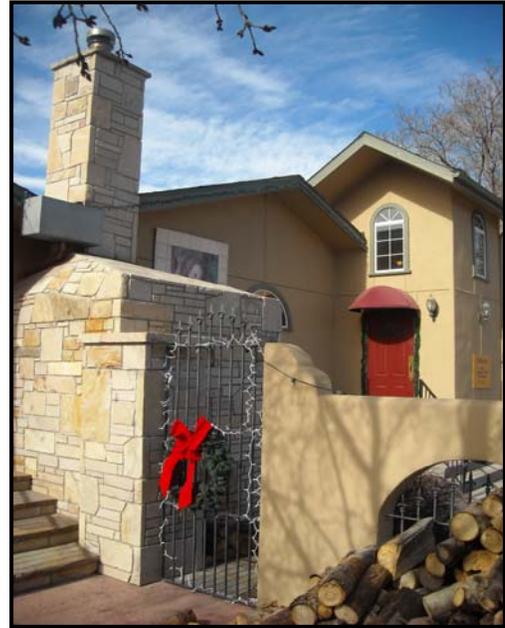
The initial demolition work uncovered rot in the kitchen, weeds coming up through the floorboards, and an overall inefficient building. Renovations ended up taking the team nearly six months and included a completely new professional kitchen, energy efficient upgrades, new xeriscape landscaping, and an authentic wood-fired pizza oven. Damiano's contributed feedback on the final layout and color scheme.

The original structure was built in 1928, but since that time numerous additions were added. The remodel process better integrated those additions into the layout and style of the original building.

Additionally, the team fixed up the apartment on the second floor of the restaurant. Currently the restaurant's main chef rents the space.

The result is a beautifully restored mixed-use building along Main Street near the gateway to the historic downtown. The energy-efficient upgrades, mixed-use component of the building, and the authenticity of the wood-fired oven clearly show that long-term sustainability is a prominent factor in this project.

We are happy to designate the Damiano's Building at 1135 East Main Street as the Sustainability Project of the Year.





## **2010 Community Development Achievement Awards**

# **LANDSCAPING PROJECT of the YEAR**

The owners of Horsefly Brewing Company on East Main Street completely redeveloped a formerly vacant building on a neglected lot into a good example of quality landscape design and outdoor dining areas.

Because the project was a remodel of an existing building, it was not required to go through the City's Site Development process. Many of the improvements made by the owners and architect were not improvements that the City required. In this way, the project shows that quality building design, site layout, and landscaping improvements are good investments even when not required.

The landscaping along the East Main Street frontage helps to break up a section of streetscape that has very few aesthetic improvements. The landscaping buffers the building from the street and helps to create a inviting setting for patrons. The design is rustic and comfortable.

We are happy to award the Horsefly Brewing Company outdoor seating project as the 2010 Landscaping Project of the Year.





## **2010 Community Development Achievement Awards**

### **HONORABLE MENTION**

The new Taco Bell restaurant project demolished an old building and replaced it with a new, attractive building, enhanced landscaping, pedestrian improvements, and upgraded signage. Patricia Rothe is the owner. Near Design & Planning managed the site design process.

The landscaping for the project provides a nice buffer between the widened sidewalk and the drive thru lane. The landscaping also breaks up the parking lots and adds beauty to the heavily traveled South Townsend corridor. Additionally, the new site layout improves pedestrian connections from the road to the building.

The updated freestanding sign includes a base that is made out of materials that match the main building. The new sign is also smaller and lower than the previous sign. It accomplishes the owner's marketing goals while also protecting views to the south.

We are happy to recognize Patricia Rothe and Near Design & Planning for their efforts on the new Taco Bell with an Honorable Mention for the 2010 Community Development Achievement Awards.

