

# STATEMENT OF QUALIFICATION



**I-25 ERIE GATEWAY**  
**NW CORNER I-25 AND ERIE PARKWAY**  
**ERIE, CO**

**RFQ # ED-21-02**

**December 29, 2021**



**Evergreen**

Developing community.  
Delivering excellence.

December 29, 2021

Mr. Julian M.D. Jacquin  
Director of Economic Development  
Town of Erie  
645 Holbrook Street  
P.O. Box 750  
Erie, Colorado 80516

**RE: RFQ # ED-21-02**

Dear Mr. Jacquin and Community Development Group,

Evergreen Devco, Inc. (Evergreen) is pleased to present this RFQ to the Town and Community Development Group for the I-25 Erie Gateway at the NW Corner of I-25 and Erie Parkway (Project).

As you'll see on the following pages, Evergreen has the qualifications, financial strength and development experience to be the ideal development partner for the Town/CDG. We offer a 45+ year track record of 600 successful real estate projects, including the Nine Mile mixed-use development within the Town of Erie, and six other successful Public-Private Partnerships in Colorado.

On the following pages you'll find:

- Statement of Understanding
- Development Team & Resumes
- Public-Private Partnership Experience
- Project Examples
- References
- Signed Acknowledgement

Please reach out any time if you or CDG have any questions about our proposal or qualifications. I look forward to hearing from you soon.

Sincerely,



Tyler Carlson  
Executive Vice President & Managing Principal  
Evergreen Devco, Inc.







# STATEMENT OF UNDERSTANDING

Evergreen is thrilled at the potential opportunity to partner with the Town of Erie on the 1,100 acre I-25 Gateway Site. Evergreen shares the Town's vision of creating a beautiful master planned community that maximizes economies for the Town, while creating aesthetically pleasing buildings, roads, landscaping, and gathering and open spaces. Evergreen is committed to working with the Town to build a vibrant, mixed-use community for residents to enjoy the magnificent views and landscape, while capitalizing on the transit oriented nature of the development so close to Erie Parkway and the I-25 corridor. Evergreen knows that Erie is a young, educated, and affluent community that demands high quality spaces and sound planning. We want to build an integrated community with retail, office, entertainment, and residential with trails and pedestrian and cycling connections for all to enjoy! We have extensively reviewed the Erie Gateway Plan created for the Town of Erie by Design Workshop (completed October 29, 2018) and are aligned with the same desire to accomplish the vision plan for this corridor. As we work with the Town on a master site plan, we will utilize the plan's concepts, while also bringing new ideas to the table, to ensure we build a sustainable community with creative designs and layouts – something we can all be proud of for generations to come.

Evergreen is fortunate to have partnered with many different types of individuals and entities. This project will require extensive management of property owner and stakeholder relationships. We are the firm to manage these relationships given our nearby proximity and history of working with various groups to develop properties. We look forward to working with all the owners, including the 13 privately owned parcels along County Road 7 to establish the plan boundaries. We will communicate ideas and concerns

## A MIX OF USES

- Attracts diverse visitor traffic
- Different attractions
- Live close to work and activities
- Higher property values

## CREATING A DESTINATION

- Entertainment opportunities
- Sense of place
- Walkable district
- Amenities within 5 minute walk of every residence

## LOW IMPACT DEVELOPMENT

- Preserve or provide habitat in open spaces
- Preserve wetlands
- Reduce infrastructure costs

## QUALITY OF LIFE AND PLACE

- Public amenities for residents
- Access to open space and parks
- Encourage a sense of community

## DESIGN WITH A LEGACY

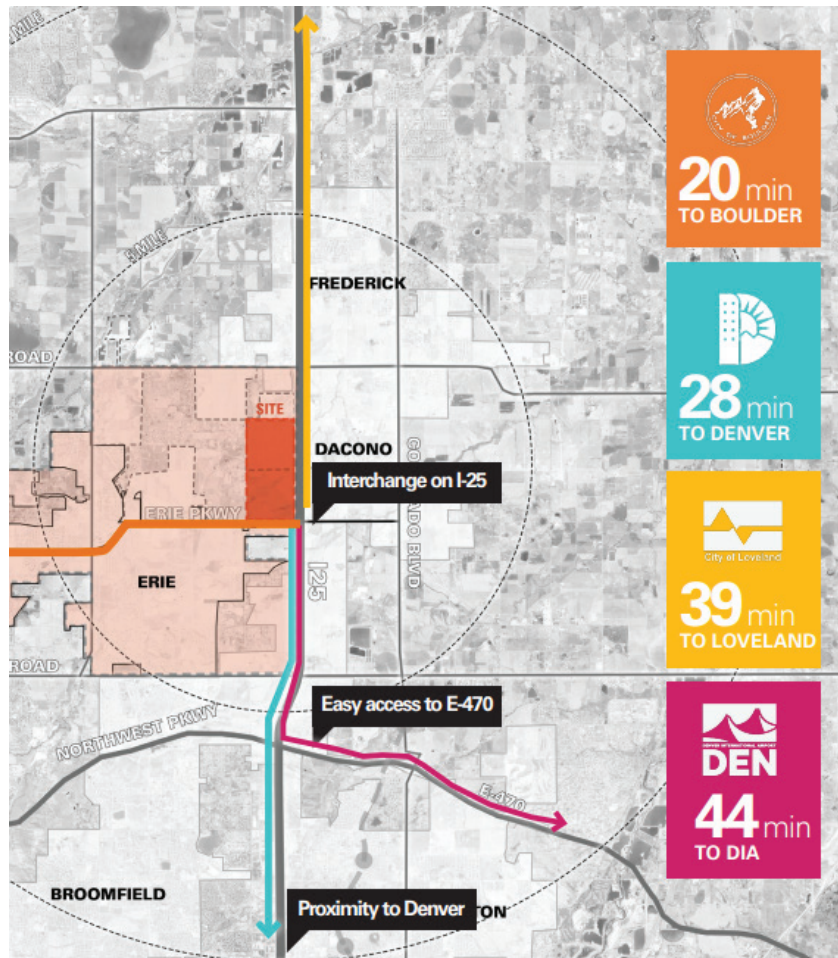
- Balance environment, economics, art, and community factors
- Multi-generational planning



# STATEMENT OF UNDERSTANDING

and be responsive and respectful of everyone's ideas and visions. We also have a long standing relationship with Community Development Group and look forward to continuing our partnership with them.

The project will be an infrastructure feat! We will work with the Town of Erie to establish financing tools in order to accomplish the mass infrastructure needed to develop the project. We will create a utility plan with the Town and the existing Town's Water Master Plan, Wastewater Master Plan, and the Town's Outfall System Plan. We will also create a plan for the oil and gas wells as well as the RTD owned rail line bisecting the Town owned parcels. We'll work with the Town and CDOT (as well as Weld County, the Town of Frederick, and the City and County of Broomfield) on an access and circulation plan. We'll incorporate the Town's Transportation Master Plan, the Erie Parkway Corridor Study, and the Town's Standards and Specifications for Design and Construction of Public Improvements.



We have the experience, capacity, collaborative background, creative mindset, partnering capabilities, and long term commitment to the Town of Erie to ensure a successful project.





# DEVELOPMENT TEAM & RESUMES



## **TYLER CARLSON**

### **Executive Vice President, Managing Principal**

**tcarlson@evgre.com | 602.808.8600 | 1200 S. Bellaire St, Suite 1200, Denver CO, 80222**

Tyler is Executive Vice President and a Managing Principal of Evergreen. He manages Evergreen's Denver office and leads the acquisition and development of all properties in Colorado. During his tenure with Evergreen, Tyler has been involved in all facets of real estate development from initial site identification and contract negotiation through construction closeout and tenant opening, across a multitude of projects throughout the country. Tyler has significant experience in structuring joint ventures and public-private partnerships, the financial underwriting of complex real estate transactions and maintains an extensive network of tenant, consultant, government, owner and brokerage relationships. He is a licensed and active real estate broker in Colorado, President of NAIOP, and is a member of the International Council of Shopping Centers (ICSC). Tyler graduated Magna Cum Laude from Brigham Young University with dual Bachelor's degrees in Finance and Economics and earned a Master's of Real Estate Development (MRED) from the University of Southern California, graduating at the top of his class. Tyler joined Evergreen in 2003.



## **ERIKA SHORTER**

### **Senior Vice President of Colorado Acquisitions, Retail**

**eshorter@evgre.com | 602.808.8600 | 1200 S. Bellaire St, Suite 1200, Denver CO, 80222**

Erika is Senior Vice President of Colorado Acquisitions for Evergreen Development and focuses on site acquisition, underwriting, due diligence, site planning, deal structuring and negotiations, and leasing and sales for retail and mixed-use development projects in the Colorado market. Erika has been part of the Evergreen team since 2013 and has over two decades of experience in commercial real estate having worked in the finance and real estate departments for publicly traded Wild Oats Markets and subsequently as a top producer and Vice President at SullivanHayes Brokerage, specializing in tenant representation and landlord leasing. Erika has a BS in Finance and Marketing with a minor in Economics from the University of Colorado at Boulder and an MBA from the University of Colorado at Denver. She is an executive board member for the Denver Metro Commercial Association of Realtors (DMCAR), a member of the International Council of Shopping Centers (ICSC) and NAIOP, Inc., and serves on the property board of the Volunteers of America of Colorado.



# DEVELOPMENT TEAM & RESUMES



## **JEFF WIKSTROM**

### **Regional President, Colorado Multifamily, Principal**

**[jwikstrom@evgre.com](mailto:jwikstrom@evgre.com) | 602.808.8600 | 1200 S. Bellaire St, Suite 1200, Denver CO, 80222**

Jeff is a Principal of Evergreen and Regional President of Colorado Multifamily where he leads Evergreen's multifamily development pursuits in the Colorado market. During his career, Jeff has developed numerous multifamily communities in Colorado and the southwest. He is a licensed real estate broker in Colorado, a member of National Multifamily Housing Council (NMHC) and the American Society of Mechanical Engineers (ASME). Jeff holds a Bachelors of Mechanical Engineering (BSME) degree from Oklahoma State University and a Master of Business Administration (MBA) from Stanford University. Jeff joined Evergreen in 2012.



## **HEATHER WISEMAN**

### **Director of Leasing**

**[hwiseman@evgre.com](mailto:hwiseman@evgre.com) | 602.808.8600 | 2390 E. Camelback Rd, Suite 410, Phoenix, AZ 85016**

Heather Wiseman is Director of Leasing with Evergreen and leads the retail negotiations and tenant mix strategy efforts for the company's developments, which currently span four states (Arizona, California, Colorado, and Utah). Heather has over 10 years' commercial real estate experience, having started her career as a licensed executive administrator for one of the top retail brokerage teams in Denver. Heather then transitioned to retail brokerage full-time with a boutique firm. Prior to her tenure with Evergreen, Heather was a Leasing Executive with Weingarten Realty (NYSE: WRI) where she was responsible for the lease-up of over two million square feet of grocery-anchored assets in Colorado, Nevada, New Mexico, and Utah.



## **MITCHELL L. LORENZ**

### **Director of Construction, Retail**

**[mlorenz@evgre.com](mailto:mlorenz@evgre.com) | 602.808.8600 | 2390 E. Camelback Rd, Suite 410, Phoenix, AZ 85016**

Mitch is the Director of Construction for retail development. He had a long and successful career as a consulting project-construction manager for 20+ years prior to joining Evergreen. With real estate development industry experience ranging from site and building assessments, entitlements, financial and budgetary analysis, design development management and construction oversight for a wide variety of project types, including retail, office, hospitality, religious, infrastructure and educational; and construction delivery methods, including competitive bidding, negotiated contracts and design-build work. Mitch graduated from Arizona State University with a Bachelors in Housing and Urban Development. Working ethically and treating his colleagues with respect is important to Mitch as he strives to develop successful professional relationships.



# DEVELOPMENT TEAM & RESUMES



## **BRUCE POMEROY**

### **Chairman of the Board, Managing Principal | Co-Founder**

**bopmeroy@evgre.com | 602.808.8600 | 2390 E. Camelback Rd, Suite 410, Phoenix, AZ 85016**

Bruce Pomeroy co-founded Evergreen in 1974. In addition to his management responsibilities, Bruce supports Evergreen's Acquisition Team with strategic planning, deal structuring and negotiation. He also works with customers and employees to continuously improve the quality of Evergreen's development work and increase the value created through Evergreen's relationships with its customers.

Bruce has more than 45 years of real estate development experience and is a Past Trustee of the International Council of Shopping Centers (ICSC). For ICSC Bruce teaches nationally, a course on advanced real estate development. He sits on the board of the Salvation Army, Los Angeles Metro and holds a Bachelor of Arts in Economics from Pomona College.



## **LAURA ORTIZ**

### **President, Managing Principal**

**lortiz@evgre.com | 602.808.8600 | 2390 E. Camelback Rd, Suite 410, Phoenix, AZ 85016**

Laura Ortiz is President of Evergreen and oversees the firm's retail developments and its Development Managers. Her responsibilities also include new client development and relationship management, tenant lease negotiations, and developing and implementing tools and systems for the management of Evergreen's projects. Laura graduated Magna Cum Laude with a Bachelor's Degree in Finance & Economics from the University of Arizona. She has been with Evergreen since 1994.



## **ANDREW SKIPPER**

### **CFO, Managing Principal | Co-Founder**

**askipper@evgre.com | 602.808.8600 | 2390 E. Camelback Rd, Suite 410, Phoenix, AZ 85016**

Andy Skipper co-founded Evergreen in 1974. Andy works in the general management, strategic planning and new business opportunities of the company. He has been active in real estate development with Evergreen for over 45 years. Andy holds a Bachelor's Degree in Forestry from the University of California at Berkeley and a Master in Business Administration from the University of California at Los Angeles.





# DEVELOPER INFORMATION

Evergreen Devco, Inc. was founded in 1974 by Bruce Pomeroy and Andrew Skipper, and currently operates offices in Phoenix, Los Angeles, Denver, and Salt Lake City. We are a fully diversified real estate company with vast experience in all aspects of retail and multifamily development, asset management, property management, and leasing.

Phoenix Office:

**2390 E. Camelback Rd, Suite 410,  
Phoenix, AZ 85016**

Denver Office:

**1200 S. Bellaire St, Suite 1200,  
Denver CO, 80222**

Utah Office:

**5107 S. 900 East, Suite 200  
Salt Lake City, UT 84117**

California Office:

**200 N. Maryland Ave, Suite 200  
Glendale, CA 91206**

**602.808.8600**

**[www.evgre.com](http://www.evgre.com)**



# PUBLIC-PRIVATE PARTNERSHIPS

Brighton – Hwy 85 & Bromley (BURA)

Aurora – Smoky Hill & Arapahoe (City)

Northglenn – 104th & Huron (NURA)

Loveland – Lincoln & Eisenhower (LURA)

Wheat Ridge – I-70 & Hwy 58 (City/WRURA)

Erie – 287 & Arapahoe (Town/TOEURA)

Denver – 56th & Tower (City)

Loveland – Lincoln & Eisenhower (City)





# PROJECT EXAMPLES

## ERIE, CO

### Highway 287 & Arapahoe | Nine Mile Corner | In development

Horizontally intergrated, mixed-use community combining a King Soopers Marketplace and Lowes Home Improvement anchored neighborhood shopping center with a luxury multi-family community.



## WHEAT RIDGE, CO

### Highway 58 & I-70 | Clear Creek Crossing | In development

110-acre mixed-use development anchored by a 26-acre SCL Health campus. Clear Creek Crossing is bringing new restaurants, shopping, apartments, hotels, recreation and interesting public spaces to the City of Wheat Ridge and the Applewood neighborhood.



## COLORADO SPRINGS, CO

### Constitution & Marksheffel | Claremont Ranch Marketplace

Grocery-anchored, 23-acre King Soopers Marketplace anchored development with a 15,000 sf multitenant building and four stand alone retail pad sites.





# PROJECT EXAMPLES

## AURORA, CO

### Arapahoe & Smoky Hill | Serenity Ridge

27-acre, grocery-anchored retail center consisting of 23,801 sf of traditional in-line retail space anchored by a King Soopers Marketplace, Dion's, Prestige Preschool Academy, McDonalds, Kneaders and a UCHHealth ER.



## DENVER, CO

### 56th & Tower | Outlook Gateway & Sprouts Shopping Center

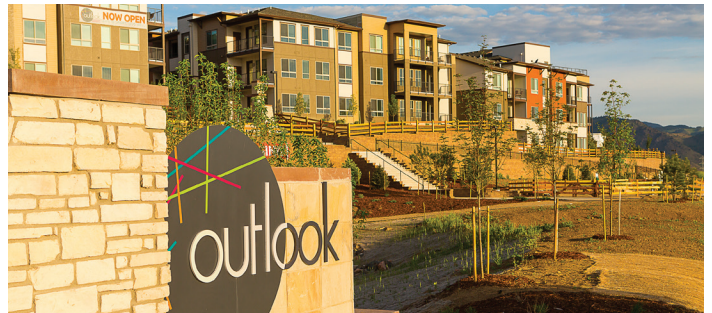
A 13-building, 324 unit apartment community on a 16.6-acre site in Denver, consisting of a mix of one-, and two-bedroom layouts averaging 901 sf. Immediately adjacent is a 6 acre Sprouts shopping center with supporting retail, restaurants and neighborhood services, also developed by Evergreen.



## GOLDEN, CO

### Outlook Golden Ridge Apartments

172-unit apartment project, consisting of a mix of spacious one-, and two-bedroom layouts with expansive kitchens, walk-in closets and extra storage. Community amenities include a pool, fitness center, rooftop lounge, and a dog park.





# PROJECT EXAMPLES

## DENVER, CO

### Geneva St. & Martin Luthur King, Jr. Blvd | Eastbridge Town Center

Eastbridge Town Center is a collaboration between Evergreen and City Street Investors, resulting in a custom-crafted retail destination especially for the Central Park neighborhood in Denver. Eastbridge Town Center is a collection of boutique restaurants, shops, and salon and fitness studios, anchored by a King Soopers grocery store.



## COLORADO SPRINGS, CO

### Centennial & Fillmore | Outlook Centennial Mixed-Use & Retail Shopping Center

35-acre mixed-use development featuring 8.5 acres of retail, 317 new luxury apartments developed by Evergreen, and a 7.5-acre townhome community developed by Lokai Homes.







# REFERENCES

**Patrick Goff**

City Manager

*City of Wheat Ridge*

(303) 235-2805

[pgoff@ci.wheatridge.co.us](mailto:pgoff@ci.wheatridge.co.us)

**Debbie Tuttle**

Economic Development Manager

NURA Executive Director

*City of Northglenn*

(303) 450-8743

[dtuttle@northglenn.org](mailto:dtuttle@northglenn.org)

**Jim Chrisman**

Senior vice President

*Bookfield Properties*

[james.chrisman@brookfieldpropertiesdevelopment.com](mailto:james.chrisman@brookfieldpropertiesdevelopment.com)

**Don Forrest**

Senior Real Estate Asset Manager

*Kroger*

[don.forrest@kroger.com](mailto:don.forrest@kroger.com)

# SIGNED ACKNOWLEDGEMENT

## ATTACHMENT C

### Developer's Acknowledgment

In submitting this proposal, I hereby acknowledge and agree that:

1. The Town is not obligated or committed to enter into any agreement.
2. The Town is not obligated to pay any costs incurred in preparation and submission of proposals.
3. The Town will not pay a finder's or Broker's fee in connection with this RFQ. All expenses and liabilities incurred by a Developer in connection with this RFQ are at the sole risk of the Developer, and the Town shall not have any liability to any Developer or other party in connection with such expenses or liabilities. I hereby disclaim any right to be paid for such costs.
4. The Town, in its sole and absolute discretion, reserves the right to reject any or all submittals or to withdraw the RFQ, including, without limitation, the right to modify or revise the RFQ, or to withdraw it at any time, or to suspend or terminate the process at any time.

**Company Name:** Evergreen Devco, Inc  
(Print)

**By:** Tyler Carlson, Managing Principal  
Name, Title (Print)

  
Signature

**Date:** 12/29/21