THE BASICS

What is S*Park?
S*Park, short for Sustainability Park, is a progressive community located between historic Curtis Park and vibrant RiNo (River North Arts District) in Denver, Colorado. S*Park offers studio, one, two, three and four bedroom residences, retail, restaurant space, a private central park, and on-site urban farm and greenhouse. The name Sustainability Park pays homage to the sustainability features of the project, including solar power, and the site's history as a sustainable urban farming pilot program.

Where is S*Park?
S*Park spans from 25th to 26th Street, and from Lawrence to Arapahoe Street in Denver's oldest residential neighborhood, Curtis Park and on the border of RiNo. These neighborhoods are a blend of culture, art, people, and architecture resulting in a creative pulse that doesn't lose its neighborly charm.

Who is the developer of S*Park?
Curtis Park Group, LLC (“CPG”) is the developer of S*Park. CPG is separate yet in partnership with Westfield Company Inc., a Denver based real estate development and investment company leading the project. Milender White is the general contractor for S*Park and tres birds workshop is the architect.

S*Park is a true mixed-use community. What does that mean?
S*Park is curated to include a variety of land uses such as for-sale residential condominiums, retail and restaurant space, a greenhouse and urban farm, and a private central park. To break it down, the greenhouse, urban farm, and restaurant space at the corner of 25th are leased from the Denver Housing Authority (“DHA”) while the remaining residential condo units and retail and restaurant areas are part of a condominium owners association (“HOA”). What’s all this mean? It’s mixed!

Is there affordable housing included in S*Park?
Short answer yes. Long answer: as a part of an affordable housing plan with the City and County of Denver S*Park includes 14 units of for-sale Affordable Housing Units. These Affordable Housing Units range in size from 1000 to 1500 square feet and are priced in the mid-$200's, per the City's stated Affordable Housing prices.

Is there a separate owners’ association for the residential units at S*Park?
The residential condominium units at S*Park, together with the underground parking garage, central park and the commercial space that is in an otherwise residential building, will all be part of a single condominium owners association (the “HOA”). The Future Townhomes will not be a part of the HOA, nor will the Affordable Housing Units.

What is the construction timeline for S*Park?
Some of the residential condo units will be ready for move-in around July 2018 with more to follow in the coming months as well as the completion of the private park. The restaurant, greenhouse, and urban farm are expected to finish up in August 2018. There’s no current timeline for the Future Townhomes, and, construction on the Affordable Housing Units will commence sometime in 2019. No guarantee is made regarding the timing of completion.
AMENITIES

What amenities will S*Park include?
S*Park has a variety of amenities so there’s something for everyone. The first is the approximately 7,500 square foot vertical greenhouse that sits atop fellow S*Park tenant Uchi Sushi, the James Beard award-winning restaurant from Austin, TX. This greenhouse is operated by Altius Farms and provides fresh veggies to local restaurants along with tours, classes and a fresh veggie delivery program for residents. Lacuna Yoga is on site to serve up meditative yoga classes and fresh squeezed juices. S*Park also features a private central park with outdoor dining areas, porch swings, beautiful plants and landscaping, fun lighting features and outdoor garden beds. Solar panels are also utilized throughout the project.

Who else is in the neighborhood?
RiNo has made its mark on Denver as the place to be with an eclectic mix of restaurants and bars, art galleries and studios, breweries, coffeehouses, and shopping. To name a few there’s, Death & Co., PortSide Coffee, Work & Class, Los Chingones, Cart-Driver, Il Posto, and the cultural hub Denver Central Market, all just steps away from S*Park’s front door. RiNo also recently welcomed the Ramble and the Source Hotel to the neighborhood and tout close proximity to both the A-Line Commuter rail to DIA, and the L-Line which services Downtown Denver.

What are the details around the central park?
The buildings at S*Park surround a central park, with controlled access for residents and businesses at S*Park. The central park will be your own oasis in the heart of the city; a place to relax, entertain, and energize.

Where will the greenhouse and urban farm be located? Who controls those elements? How can residents get involved?
The greenhouse and urban farm will be located along 25th Street. Altius Farms, will manage and host a variety of educational events centered around urban farming. Residents will have first dibs on those classes along with the option to enroll in a fresh veggie delivery program because farm to door is the way to go.

How will solar power work?
The HOA will sell power generated from the solar panels to offset utility bills incurred by the HOA and its members. When your city’s sunny, you use it!

POW

THE RESIDENCES

How many residential condominium units are at S*Park?
There are 91 residential condominium units spread across four total buildings. Neither the Future Townhomes nor the Affordable Housing Units are included in that count.

How big are the residential condominium units?
The residential condominium units range from studio to four-bedroom units, with sizes falling anywhere from approximately 519 to 2,322 square feet.

Are future units planned?
CPG may proceed with a second phase of S*Park between 26th and 27th Street, and between Lawrence and Arapahoe Street depending on the market. If CPG determines not to proceed with the second phase, no assurances are made as to what will be developed or when on that site.

What are the standard finishes in the residences at S*Park?
Each residential condominium unit at S*Park comes standard with a design finish package, containing either light or dark finishes, and labeled as such based on the engineered wood flooring finish. Each standard finish package includes Bosch 500 Series appliances. At the buyer’s option, refrigerators and washer/dryers are available for purchase. Buyers also have the option to upgrade to Viking appliances.

May I make changes to the finishes of my residential condominium unit?
Buyers can select options and make upgrades for their residential condominium unit. With construction timelines, the deadlines for such selections, may have already passed. After-market upgrades are also available, including security systems, modular furniture, blinds, and alternative lighting. If an owner wants to make modifications to the units, it must comply with the terms of the HOA and in some instances seek HOA approval in advance. Please consult the sales team for more information.

Do the residential condominium units at S*Park include storage? What about bike storage?
Most residential condominium units include a storage locker in the parking garage. The parking garage also includes bike storage accessible by all residents.

Are there any restrictions on renting your residential unit on AirBNB or similar platforms?
No. The HOA documents do not impose restrictions on short term rentals, other than the requirement that owners comply with laws, including Denver’s requirements related to short term rentals. Owners must inform the HOA of leases that are longer than 30 days.

Are pets allowed at S*Park?
Yes. Bring your furry pals. Domesticated animals are allowed at S*Park. An owner may keep up to three pets and any further pets are subject to typical regulations around nuisance behaviors and similar items.
PARKING

Is parking included with each residential condominium unit?

Most units include one parking spot in the garage. Larger three and four bedroom units include two parking spaces. The smallest studio units don’t include parking. A limited number of parking spaces may be available for lease, should your unit not include a parking space.

Is the parking deeded as part of the residential condominium unit or otherwise reserved?

No. Certain parking spaces in the parking garage will be allocated to the residential condominium units as limited common elements to the residential portion of the project on a non-reserved basis. The HOA may determine to assign specific parking spaces to specific units consistent with each condominium unit’s “parking rights” which are listed in the condominium declaration.

Will the parking garage include electric vehicle charging stations?

Yes.

Where will the commercial uses park?

The parking garage will include an area of parking spaces for commercial spaces within S*Park. The commercial parking is currently reserved for valet and owner/manager parking only. No public access to use those spaces is allowed.

How does access to the parking garage work?

The entrance to the parking garage is located at southern end of the property on 25th Street. The garage is secured and can only be accessed via openers provided by the HOA.

THE HOA

How will the HOA be governed?

The HOA will be governed by a board of directors, consisting of five directors. Three directors will be elected by the residential owners. The owners of the commercial space within the HOA will elect one director, and the owner of the parking unit will elect one director. The HOA board is responsible for most decisions related to HOA matters, although certain matters are referred to the owners (also called HOA members) for approval. Votes for owners/members are allocated by class, according to the number of directors that class of owners elects to the board of directors of the HOA. In other words, the residential owners are collectively granted three votes in HOA matters, the commercial owners get one vote, and the parking owner gets one vote. Those residential votes are then split among all of the residential units based on relative square footage.

What will HOA dues cover?

HOA dues or assessments are levied and collected to cover “common expenses” or expenses related to the upkeep, maintenance and operation of the HOA and related property, such as the central park. The expenses are separated by category, including:

- Project-Wide Expenses
- Mixed Use Expenses
- Residential Expenses
- Garage Expenses

The HOA documents provide that owners of residential units pay different portions of the expenses, determined by category. For instance, the Garage Expenses are allocated based on the number of parking rights each unit is allocated. If a unit does not have any parking rights, it does not pay any of the Garage Expenses. A unit that is allocated two parking rights pays twice as much as a unit that is allocated only one parking right.

The kinds of maintenance that the HOA will perform include maintenance of the exterior of all of the buildings, maintenance of the parking garage and central park, including cleaning and snow removal.

Are utilities covered by HOA dues?

Common Area utilities are covered by the HOA; however, personal utilities including, water, gas and electricity (separately metered) are the responsibility of each unit owner.

Will there be on-site management?

Yes. East West Urban Management has been retained to be the property manager for the HOA.

What services will the HOA manager offer?

In addition to property management services and administrative services for the HOA, East West Urban Management will provide concierge services to the HOA members. The Concierge is currently slated to be on site to ensure residents needs are taken care of Monday through Saturday from 10 am to 3 pm.
Purchase Details

Who is handling closing and title insurance for S*Park?

Land Title Guarantee Company, located at 3033 E. 1st Avenue #600, Denver, Colorado 80206. Closings can occur at any of Land Title's offices.

Do you have a list of lenders who have approval to lend at S*Park?

Yes, please see our list of preferred lenders. You are welcome to use other lenders that you may have a relationship with, but our preferred lenders have already gained approvals to lend at S*Park.

Who are the brokers representing S*Park?

Liv Sotheby's International Realty (Liz Richards and Deviree Vallejo) is the listing brokerage for the project representing the Seller.

Will there be any other team members integral to the closing process?

Yes, we have a Closing Coordinator who will help with all things necessary to get to the closing table. They will coordinate the closing with the owner, owner's broker, lender and the title company. The Closing Coordinator will also assist with inspections, punch list and move in.