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Landmark Properties Acquires 15-Acre Site Near University of Colorado Boulder

Firm Reveals Plans for The Standard at Boulder, a 936-Bed Student Housing Community Including Roughly Six Acres of Publicly Accessible Green Space

ATHENS, Ga. (January 2, 2024) – [Landmark Properties](#), a fully-integrated real estate firm specializing in development, construction, investment management, and operation of high-quality residential communities, announced today it has acquired a 15-acre site at 1345 28th Street near the University of Colorado Boulder (CU Boulder) in Boulder, CO. The firm will begin construction on The Standard at Boulder, a 936-bed student housing community, Landmark Properties' first development of purpose-built student housing product in the Boulder market. The project caps off approximately \$700 million in year-end transactions for Landmark in 2023, adding to the company's record year.



The planned 447,000-square-foot building will include 303 student apartments to answer the growing demand for student housing within walking distance of the CU Boulder campus.

Landmark Properties expects to begin abatement and demolition of the existing hotel on the site, former home to the Harvest House Hotel, in early 2024. Landmark Construction, the construction arm of Landmark Properties, will be the general contractor with completion expected in Fall 2027.

“The Boulder market in general has had a shortage of new housing supply and the university housing market specifically has been especially supply-constrained,” said Wes Rogers, President and CEO of Landmark Properties. “The location presented the perfect opportunity to bring much-needed student housing to the area while creating a highly unique six-acre public greenspace adjacent to Boulder Creek and the Boulder Creek Path. We were drawn to this site because of its proximity to the CU Boulder campus and the convenient access to a variety of built-in neighborhood amenities.”

The four-story Standard at Boulder community will offer students a mix of floorplans ranging from studios to four-bedroom options – some with private balconies -- as well as an expansive amenity package. Residents will have access to 29,000 square feet of amenities including multiple rooftop decks with views of the surrounding campus and the Flatirons, an outdoor pool and pool deck, a club room and several study lounges as well as parking for 348 vehicles and electric vehicle charging stations.

As part of the planned development, Landmark Properties will incorporate nearly six acres of active and passive green spaces fronting Boulder Creek and make improvements to the portion of the Boulder Creek Path that runs through the property. The Boulder Creek Path, a 5.5-mile multi-use path that extends to Boulder Canyon on the west end and Stazio Ballfields on the east end (just past 55th Street), provides multimodal access to the CU Boulder campus, downtown Boulder, various retail, dining and entertainment options and other points of interest along the trail. Elements of the new greenspace will include grass lawns, a creek-edge trail and a variety of seating areas.

“It’s not every day that we have the opportunity to include such an incredible amount of green space for resident and public use,” continued Rogers. “And, to do so while also providing new housing options for CU Boulder students makes this deal a true win-win for students and the community at large.”

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About Landmark Properties

Headquartered in Athens, Ga., with an office in Atlanta, Landmark Properties is a fully integrated real estate firm, specializing in the acquisition, development, and management of high-quality residential communities. With more than \$11.6 billion in assets under management, Landmark’s portfolio includes over 115 residential communities across the country with over 70,000 beds under management. Additionally, Landmark has 22 student and multifamily projects under construction or with land acquired, with an estimated value of \$3 billion. Landmark’s mission is to be the leader in development, construction, operations, and investment

management of high-quality residential communities, delivering unrivaled service and experience to our residents, partners, and employees. For more information, visit www.landmarkproperties.com.

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