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Ex-HUD chief Cisneros partner in Peloton Boulder

By John Rebchook, Rocky Mountain News
May 18, 2006

CityView, a national real estate investment and development company founded by former HUD Secretary Henry Cisneros, is a partner and lender on a \$150 million residential development in Boulder that will break ground today.



Henry Cisneros

Cisneros, who served as the U.S. Department of Housing and Urban Development secretary during the Clinton administration and is a former mayor of San Antonio, will be on hand for the groundbreaking.

The 390-unit mixed-use Peloton Boulder development on 10 acres at 33rd Street and Arapahoe Avenue marks CityView's first investment in Colorado.

"But we hope many more will follow," Cisneros said.

He said he is talking to his "close personal friend," former Denver Mayor Wellington Webb, about becoming involved in the Dahlia Square project in northeast Denver, which Webb and Jim Sullivan are developing. Webb, through a spokeswoman, said those talks are very preliminary.

Cisneros, whose father, George, was born in Brighton, said he was drawn to Peloton because of the affordable housing component.

"Our purpose at CityView is to channel institutional capital to urban projects with a mix of incomes, but always including entry level or housing for working families," Cisneros said in a phone interview from his office in San Antonio.

CityView, which has invested more than \$750 million in properties, primarily invests on behalf of the California Public Employee Retirement Association.

Joel Shine, president of CityView, based in Santa Monica, Calif., said the company is supplying the construction financing as well as investing equity in the Peloton, being developed by Bancroft Capital of Manhattan Beach, Calif.

Doug McDonald, a founder of Bancroft, said that CityView's involvement "is more than perfect for us."

At least 39 of the units in the four residential buildings at Peloton will be affordable. Prices for the subsidized units will be about \$100,000 to \$140,000, he said.

Units will range in size from 650 square feet to 1,900 square feet. The market-rate units will be priced from the \$300,000s to \$800,000s, with an average price in the high \$400,000s to low

\$500,000s.

"You might say "Wow, that is a very high price point,'" said McDonald, who began working on a development on the site 10 years ago. "But in Boulder, the median and average prices of a home are in the high \$600,000 range and actually punched through \$700,000 at one point this year."

In addition to the four residential buildings, the development will include a community building with a 7,000-square-foot gym, a media center, a game room and a rooftop swimming pool that will be heated year-round.

"The view from the rooftop deck will be as good as you get in Boulder," McDonald said.

The site, which will include a dog park and underground parking, is a block from the Twenty Ninth Street development that formerly housed Crossroads Mall.

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