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# Commerce City picks master developer for former Mile High Greyhound Park



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More than two years after Commerce City bought the old Mile High Greyhound Park for redevelopment its Urban Renewal Authority Board late Monday approved Real Estate Generations LLC (REGen) as the 65-acre site's master developer.

REGen, [most recently part of the team that's tackling](#) the Denver Union Station redevelopment project, was picked after the other developer that successfully completed the city's request for proposals, Woodhawk Development LLC of Centennial, dropped out.

REGen's [plans call for apartments, retail](#), parks and open space, civic uses and education facilities.

It's already been announced that the Boys and Girls Club [will be located at the site](#).

"The Board believes the REGen, LLC proposal offers Commerce City the greatest opportunity to realize the potential of the site – consistent with community expectations – and recoup its investment," said Mayor [Sean Ford](#), chairman of the CCURA. "REGen's unique approach to sustainable development, educational and workforce training programs will be a model for future infill urban renewal projects."

REGen [was founded by Ferd Belz](#).

Plans include a "construction skills training campus coupled with a proposed systems-built modular manufacturing facility in the northwest quadrant of the site, which will create a living laboratory for sustainable development," according to Commerce City.

"We are very excited for the opportunity to work with the City, residents, and businesses of

Commerce City to redevelop this important asset,” said [Rick Wells](#), principal of REGen. “We have assembled a great team with proven success in this type of urban infill redevelopment and the Urban Renewal Authority has done a terrific job of getting the site ready for redevelopment. We look forward to getting to work and taking the next steps to make this vision a reality.”

REGen’s team includes: the Michael’s Organization, “a national housing leader with a specialty in urban redevelopment in economically challenged areas;” retail developer Primestor Development Inc. of Los Angeles; Solar Village, Boulder-based a design development firm; RNL Architecture of Denver and Kimley-Horn and Associates of Denver.

City officials still need to iron out the master developer agreement.

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