

Affordable rental townhomes and flats opening in Henderson have village-like surroundings, easy commute to downtown

Two years ago when homes here cost a lot less, builder/developer Ward Ritter was building affordable ranch homes; but Denver's fast-changing metrics have steered him in a new direction. Today you can get a first preview tour of 33 affordably priced townhome rentals and 144 apartment flats coming to Belle Creek - a new-urban master-planned village off U.S. 85 at 104th Avenue in Commerce City.



Chartered Development Corp's Ward Ritter and Jeanette Glover show off Belle Creek Commons, opening for leasing today.

Pre-leasing opens today -- with new 2-and-3-bedroom townhomes with 2-car attached garages leasing from only \$1,695 per month; flats from only \$1,075 per month.

The cost of those townhomes, in a range of \$1.35/square foot, compares to \$2.50 to \$3.00 that renters pay for units 20 minutes south of here in downtown, or out west around Boulder. This is an easy commute: I made it in 15 minutes from I-25 in downtown, and even during rush hour Google shows this as 23 minutes, DIA 20 minutes.

But it's the village-like setting that makes Belle Creek Commons particularly worth looking at. "In most apartment communities you're like a number, in a compound wrapped around a clubhouse, with little outside except shopping centers and pavement," says Ritter, president of Chartered Development Corporation. Belle Creek is a different scene, where Chartered's homes (the first ready for move-in next month) are in a neighborhood of new-urban homes created a decade ago by trend-setting builder New Town Builders.

No garages face the quiet streets; and there's a big pocket park directly across from the homes, down the block from Belle Creek's main street with a charter school, soccer fields, a rec/fitness center, daycare and gym run by the YMCA, a corner grocery, and a community garden.

New Town created this during the last boom, and other builders began adding their own "new urban" homes - just as the market fell apart. But the new-urban design has

worked well: Haraf Foods, the corner grocery, has been open 13 years; across from a yoga studio and a shared-office incubator, where ten Belle Creek residents have taken inexpensive office spaces for their own businesses.

Chartered's Property Manager Jeanette Glover will show you 2-bedroom and 3-bedroom/2-½-bath townhomes today - no Plain Janes, even though they're rentals. Along with attached garages, they're bright plans with big window area; and kitchens that'll have Moen faucets and nicely trimmed cabinets and counters. Along with the affordability, Commerce City is proud of the way these are shaping up, says Ritter - the first multifamily project approved here since 2008.

Jeanette Glover will meet you at the townhomes and can take your reservation. (She's already seeing numbers of people wanting an early look, tipped off by Belle Creek's single-family neighbors). And she'll tell you about the apartments (the first 36 are ready in July), some with mountain views. To reach Belle Creek Commons from downtown, take I-25 north to I-76, head northeast five miles, angle left onto Hwy 85, another mile to E. 104th Avenue. Turn west a block to Belle Creek Blvd, then explore north through the village, past the school, market and parks, to E. 108th. Turn right; the townhomes are across from the park.

WHERE: A Belle Creek Commons by Chartered Development Corp.; 33 townhome rentals, 2-car garage, ready June; 144 apartments (36 ready late July, 1-bed/2-bed/3-bed, garage option); new-urban village with shops, YMCA-run community center, charter school. 9494 E. 108th Ave, Henderson; from downtown take I-25 to I-76 east, I-76 5 mi., angle left on Hwy 85, left on 104th 1 blk to Belle Creek Blvd, north to 108th. Or from E-470, south on 85 to Longs Peak Dr., right to Belle Creek Blvd, right

PRICE: New 2 & 3 bedroom townhomes from \$1,695/mo.

WHEN: Today, 11 a.m. until 5 p.m.

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