



For Immediate Release

Contact:

Matt Wittern, Public Information Officer
303.884.5327 | matt@cig-pr.com

**Construction Work Begins at Cherokee Denver's
Redevelopment of Former Gates Rubber Factory Site**
Demolition of south and west side buildings first on construction schedule

Denver – July 31, 2007 – The Broadway Station Metro District No. 1 (District), the entity in charge of constructing the horizontal infrastructure at the former Gates Rubber Factory site, today announced the start of demolition of the existing buildings on the south and west sides of the property. Before any infrastructure may be installed, existing buildings that formerly housed multiple furniture stores, other tenants or were vacant must be cleared away. This demolition work is the first publicly-visible step in converting the former industrial area into one of the City's largest transit-oriented developments.

At 27 West Mississippi Ave., the structure formerly known as the Gates Creamery Building is tagged for demolition. Alpine Demolition is performing this work and will use machines designed to “chew” at the roughly 400,000 square foot brick and concrete structure from top to bottom. This building presents a unique challenge in that the steel and concrete forklift bridge – which spans Mississippi Avenue and connects the Creamery Building to the former Gates Rubber Factory building to the north – must be removed.

To enable crews to remove the forklift bridge safely, the contractor expects that an overnight closure of Mississippi Avenue between northbound Santa Fe Drive and South Broadway will be required. The specific closure date is yet to be determined, but the contractor expects it will take place toward the end of demolition. The current schedule shows work on this structure wrapping up by the first week in October, 2007.

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Moving to the west side of the site, the buildings located at the 700 and 900 blocks of Santa Fe Drive and the 700 block of Cherokee Street are also scheduled for demolition. This work is slated to begin in August and is expected to continue through the end of November 2007. Fiore & Sons, Inc., the contractor selected by the District for this portion of work, expects that at its peak, three crews working simultaneously will be required to raze the nearly 741,000 square feet of mainly concrete structure to meet the District's aggressive schedule.

Motorists should expect trucks hauling debris and other demolition-related materials to be entering traffic lanes from Arizona Avenue at South Broadway, as well as along northbound Santa Fe Drive between Arizona Avenue and I-25. In the interest of public safety, motorists in the area are asked to be mindful of the ongoing work at the site and respect posted speed limits.

Both demolition contractors will use Best Management Practices to ensure the work is completed safely and will conform to all applicable environmental regulations. The contractors are also charged with using environmentally-friendly means and methods and are encouraged to recycle as much material as possible to avoid unnecessary trips to the landfill. The noisiest aspects of work will be performed only during normal construction hours of 7 a.m. to 7 p.m.

About Cherokee's Redevelopment of the former Gates Rubber Factory site:

Cherokee Denver, LLC, the master developer, is working to realize a shared vision to create one of Denver's foremost transit-oriented developments. Cherokee's plan includes cleaning up the various environmental issues at the site and converting it into a vibrant mixed-use community that will include residential, office, retail and entertainment destinations. At nearly 70 acres, the property is located just steps away from the Regional Transportation District's Broadway bus and light rail station.

The development is bounded by Arizona Avenue on the south, South Broadway on the east, I-25 on the north and South Santa Fe Drive on the west. The property is bisected north/south by the Consolidated Main Line (CML) railroad and RTD light rail tracks.

For more information, visit www.cherokeedenver.com.

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