WEST LOT LLC

Date: March 1, 2019

WEST LOT DEVELOPMENT GROUP
ANNOUNCES EXECUTIVE TEAM TO LEAD THE PROJECT
Official Naming Reception to be Held April 4, 2019 at Coors Field

DENVER – It was announced today that newly created West Lot LLC will manage the development of the square-block property just west of Coors Field, formerly known as the West Lot parking area. The property, which was leased by Colorado Rockies ownership and outside investors, is currently under construction under the guidance of architect Stantec and general contractor Hensel Phelps. West Lot LLC is comprised of the following executive development team (individual bios follow the release):

- General Manager: Patrick Walsh (pat@patwalsh.org)
- Leasing: Mary Beth Jenkins – The Laramie Company (mb@laramiecompany.com)
- Administration & Finance: Hal Roth (hal.roth@rockies.com)
- Owner Representative: Douglas Abell (douglas.abell@gmail.com)
- Project Manager: Allyson Gutierrez (allyson.gutierrez@rockies.com)
- Architect & Design: John Yonushewski - Stantec (john.yonushewski@stantec.com)
- General Contractor: Kurt Seeman - Hensel Phelps (kseeman@henselphelps.com)

Slated to open January 1, 2021, this project will be 655,000 square feet of residential, commercial and open public space, creating a vibrant year-round complement to Coors Field. Three separate buildings will surround a 29,000 square foot open plaza, with the buildings housing 112 private residences, a 176-room hotel, restaurants, retail stores, commercial office space and multiple entertainment spaces. For high-resolution renderings of the project, click West Lot Project Renderings.

The official name of the project will be unveiled in a Naming Reception on Thursday, April 4, at 4 p.m. at Coors Field, the day before Rockies’ Opening Day. This event is by invitation, and is open to media. Space will be limited. More information to be announced in March.

For commercial leasing opportunities, contact Mary Beth Jenkins. For residential sales opportunities, contact Patrick Walsh. And for any general media inquiries about this project, contact Jill Campbell at jill.campbell@rockies.com or by phone, (303) 312-2223.
West Lot LLC Bios:

West Lot LLC General Manager: Patrick Walsh
Patrick Walsh is a native Coloradoan born in Greeley. After graduating from the University of Kansas, he attended the San Diego Culinary Institute. Shortly after graduation, Walsh acquired a restaurant in the Mission Beach area that he owned and operated for the next eight years. In 2009, he returned home to Colorado with his future wife, Annie, where they chose LoDo for their residence and have lived there ever since.

Prior to joining West Lot LLC, Walsh has been the principal owner of D&P of Colorado, which focuses on investing in real estate and private companies across a variety of industries. Patrick and Annie, now married six years, established "The Dennis Kennedy Foundation" in 2012, in honor of her father who passed away that same year. The foundation partners with various organizations focused on cancer research, healthy living and local Denver/Colorado charities.

West Lot LLC Leasing: Mary Beth Jenkins – The Laramie Company
As President and Founder of The Laramie Company, Jenkins is known for her ability to balance bold visions with prudent execution through a unique skillset of strategic consulting and transaction brokerage. The combination of consulting and deal-making has brought her clients world-class results that are built to last. Jenkins has consulted with numerous developers, including General Growth Partners, Boston Properties Group, Western Development Group, Forest City, Portman Properties and multiple municipalities on new and existing retail projects. She also brought first-to-the-market retailers to Denver, including Hermes, Loro Piano and Eileen Fisher.

With West Lot LLC, Jenkins and her team are providing retail consulting and leasing services, curating top restaurants and retailers to create a vibrant and sustainable tenant mix which will service not only the Colorado baseball fan, but the entire Metro Denver community. A native New Yorker, Mary Beth embraces the spirit of the West. She is the owner and managing partner for The Laramie Cattle Company, a ranch dedicated to the production of high quality, all-natural, sustainably raised beef.

West Lot LLC Administration & Finance: Hal Roth
Hal Roth begins his 27th year with the Colorado Rockies in 2019. He is currently an executive vice president of the club and serves as the chief financial officer and chief legal officer of the General Partner, where he is focusing on special projects, including the West Lot development. He previously served as the Rockies’ chief financial officer and chief legal officer. He also currently serves as a trustee of Major League Baseball's Non-Uniformed Personnel Pension Plan, as well as being a member of the MLB Insurance Committee.

Prior to joining the club, Roth was a partner with the public accounting firm of Coopers & Lybrand for 19 years, 1975-93, where he specialized in taxation. He holds a bachelor's degree from Albion College, an M.B.A. and J.D. from the University of Denver and an L.L.M (in Taxation) from New York University. Roth is also a certified public accountant (inactive) and a member of the Colorado Bar.

West Lot LLC Owner Representative: Douglas Abell
Douglas E. Abell joined Integrated Properties, Inc. as the vice president of construction in March of 2012 with over 30 years of experience in construction and development. Before joining Integrated Properties, Inc., Abell served as the vice president of construction for the commercial division of American Nevada Company, where he oversaw the construction of almost two million square feet of commercial projects. He was also director of development for Property Co. of America (1995-98) and vice president/project manager for American International Group – Real Estate & Management Co. of New York (1989-95), where he was responsible for major construction projects in San Juan, Puerto Rico.

Abell has also contributed his time and expertise to a variety of community-based organizations, including the Clark County School District Life Science Program and Lied Animal Shelter. He holds a Bachelor of Science degree in construction science/building construction from Kansas State University.
West Lot LLC Project Manager: Allyson Gutierrez – Colorado Rockies
Allyson Gutierrez is in her fifth season as senior director of engineering and facilities for the Colorado Rockies, and she is also currently assisting with the redevelopment of the West Lot project. Before this role, Gutierrez was a senior project manager for Mortenson Construction, a large general contractor, where she worked on multiple downtown Denver mixed-use projects, including several improvement projects at Coors Field. Gutierrez holds a bachelor’s degree from the University of Colorado in architectural engineering. Allyson and her husband Luis reside in Centennial and they have two children, son Conrad and daughter Ashlyn.

West Lot LLC Architect & Design: John Yonushewski, FAIA - Stantec
John Yonushewski has experienced a broad range of commercial product throughout his 40-year career, with a specialty in residential mixed use as well as hospitality. John has dedicated his career to bringing residential development to the core of downtown Denver for the past 25 years. His projects emphasize placemaking and neighborhood as key ingredients to successful residential infill. He has not only designed several thousand units in the Denver Metro Area, but as an architect-led contractor, he has built over 1,000 units, and a percentage of that he has also developed. For his many successes, John has been the recipient of a variety of design and construction awards, including an award from the Downtown Denver Partnership, and he is a fellow in the American Institute of Architects.

West Lot LLC General Contractor: Kurt Seeman - Hensel Phelps
Kurt Seeman brings over 20 years of construction experience with Hensel Phelps and has completed $1.36 billion worth of projects. Notable Denver Metro Area projects include the Denver Pavilions, REI Flagship Store, Downtown Aquarium – Colorado Ocean Journey, King Performing Arts Center – Auraria Campus, University of Colorado Research Complex 1 – Fitzsimons Campus, Denver Justice Center, Mountainview Operations Facility – Buckley Air Force Base and 1144 15th Street (a 42-story office building). As operations manager, Kurt is responsible to the firm’s clients for providing the leadership and vision needed for the success of each project. Mr. Seeman is a graduate of Kansas State University with a degree in construction science and management.