

# 3083 Walnut Street

## Case Study



### Challenge

Mortenson is underway on the development and construction of a new four-story, 65,000 square foot mixed-use building in Denver’s River North Art District. This project will include three floors of Class A office space, ground level retail, and a 95-stall parking garage with two levels below-grade. The site, previously a parking lot, is in close proximity to downtown and the surrounding area’s retail hub. At the same time, the project team was struggling with the city of Denver to designate appropriate lane closures to build in this dense area while still accommodating traffic in the immediate surroundings.

### Solution

To work within the limited lane closure space available to the project team, BLUvera’s manufactured panels provided the right solution for safer construction and installation on a tight site. BLUvera is manufacturing and providing exterior wall panels for the mixed-use building out of our St. Paul facility.

### Results

Utilizing BLUvera’s panels, the project will quickly get enclosed despite the minimal amount of lane closure space. With these panels, there will be a reduced number of boom lifts and equipment needed for install, reducing congestion, making it easier to build onsite, and bringing down the cost by reducing specialized equipment needs (i.e., swing stages).

#### LOCATION

Denver, Colorado

#### PROJECT START

September 2023

#### MIXED-USE OFFICE

Mid-Rise

#### EXTERIOR WALL PANELS

275 Panels  
23,000 SF of Panels

#### HIGHLIGHTS

Masonry Facade Supported by  
Knifeplate/Bentplate Assembly  
Within Panels  
Scheduled for 37 days of Install Total

