

COLORADO

Trilogy Partners

Trilogy Partners is a full-service planning, design and construction management firm based in Breckenridge that brings a unique team approach to building custom homes. The firm consists of a specialized team fronted primarily by two brothers: Michael and John Rath. A majority of Trilogy's homes are created using a traditional timber-framing technique combined with structural insulating panels (SIPs). This design results in an unparalleled combination of function and aesthetic. The Rath brothers leverage advanced technologies and partnerships with companies like Woodhouse Post & Beam and Entrada Design Group to create custom elements for a wide range of effects.

Traditional timber framing is a type of post-and-beam construction where the frame is created from solid wood timbers, which remain exposed to the interior of the building. Trilogy Partners' frame elements are computer designed and milled for precise fit and finish. Interlocking SIPs cover the roof and exterior walls, so the

skeleton of the house is protected from the elements, creating an energy-efficient, all-weather home capable of lasting for centuries.

Calecho, Trilogy Partners' latest \$3.5 million showcase home on a ridge overlooking the Jack Nicklaus golf course in Breckenridge, is a 5,700-square-foot



Calecho, a \$3.5 million, 5,700-sf, mining-themed mountain home on a ridge overlooking the Jack Nicklaus Golf Course in Breckenridge features traditional wood framing combined with interlocking SIP elements, extensive granite, and state-of-the-art home automation and energy-efficient appliances.

and stone new-era mountain home with a rustic mining theme. Materials include extensive use of recycled antique woods, granite countertops, stained concrete walls and floors, and Eagle windows and also features the latest in home automation, security and A/V systems including a high-definition theater room and integrated display panels. A hybrid heating/dehumidifying system, combined with an in-floor radiant heating system, helps create a perfectly balanced living environment. Interior woodwork, doors, ceilings and trusses are oiled and finished in clear lacquer to maintain their natural beauty.

Trilogy's fusion of ultramodern elements and traditional timber design caught the attention of *South Park* creators Matt Stone and Trey Parker, who hired the firm to design and build an Asian-meets-Western-themed home with ski-in and -out access at Steamboat Springs. The 6,000-square-foot home, which is nearly complete, is made of recycled timber recovered from a decommissioned train trestle and features a 1,000-sf traditional Japanese teahouse. ■

Climate Action Plan, which will help businesses get utility rebates when they purchase energy-efficient equipment. The plan will also provide energy audits for homes and distribute energy-efficiency kits to low-income families.

Colorado had the highest foreclosure rate in the nation for the eighth consecutive month in October, registering one new foreclosure for every 327 households. According to RealtyTrac, which maintains a comprehensive national database of foreclosure properties, there were 5,592 properties entering some stage of foreclosure in October 2006, more than twice the number reported the previous year. Greeley had the highest foreclosure rate of the nation's largest metropolitan areas. Greeley's Weld County documented 378 properties in some stage of foreclosure, a rate of one filing for every 175 households—more than five times the national average. Denver's foreclosure rate was more than four times the national average, with a 30 percent increase in foreclosure activity for the third quarter. Foreclosures accounted for 9.2 percent of all home sales in Colorado in the first half of 2006.

The Denver City Council designated a 21-acre residential area in the West Highland neighborhood as a historic district. The designation passed by a vote of 9 to 2 after a period of debate that centered on what the designation meant for homeowners who want to upgrade their homes. The city council is currently facing the issue in several parts of the city. The council also held a hearing on the Construction Empowerment Initiative. The three-part program,

which received unanimous support, is the result of more than a decade of litigation over contracting programs designed for women- and minority-owned businesses. The proposed initiative includes programs for construction-related businesses, disadvantaged businesses and small businesses.

Crested Butte suspended its recently passed "horizontal zoning" measure aimed at stemming the invasion of real estate offices and other nonretail businesses into the tourist-driven downtown district. Vail and Aspen have already adopted similar restrictions. The Crested Butte Town Council suspended the recently passed measure after public outcry. The council agreed to consider a modification that would allow continued use of space now used for nonretail purposes, even if sold or re-leased.

Mesa County's housing market heated up last year, as dollar volume increased more than 8 percent to about \$480 million during the summer quarter. For the three-month period ending in September, Mesa County's housing market posted \$479 million in sales—an 8 percent increase over the previous year, according to data compiled by Stewart Title of Colorado. Meanwhile, home sales dropped more than 11 percent over the same period. A low existing-home inventory is believed to be driving higher prices. According to the title company, there is a less than four-month inventory of available single-family homes in Mesa County, and only 347 permits were purchased in the same period, down from 404 the year before. ■

COURTESY: TRILGY PARTNERS

COLORADO NEWS

Colorado's seasonally adjusted unemployment rate remained unchanged at 4.4 percent as new jobs in professional and health services offset losses in construction and finance, which reported the highest number of job losses according to the Department of Labor and Employment.

Green building practices continue to be a high-profile issue at the state level. According to the Colorado League of Conservation Voters, 48 out of the 51 candidates it supported based

on environmental issues were elected to the statehouse; and Denver-based Environment Colorado reports that 73 of the newly elected legislators have initiated their support for the Colorado New Energy Future program—a plan that would require 10 percent of America's transportation fuel to come from renewable resources, and increase the use of renewable energy from 10 percent to 20 percent by 2015. In addition, voters in Boulder passed a carbon tax that will support the Boulder

COLORADO BY THE NUMBERS

Industry	YEAR-TO-DATE UNEMPLOYMENT GROWTH			Over the month change	Over the year change
	Oct-06	Sept-06	Oct-05		
Total Nonfarm	2280.2	2280.3	2239.7	-0.1	40.5
Natural Resources and Mining	21.2	20.5	17.8	0.7	3.4
Construction	164.6	166.8	163.4	-2.2	1.2
Manufacturing	151.1	151.7	150.7	-0.6	0.4
Trade, Transportation, and Utilities	419.2	419.4	417.4	-0.2	1.8
Information	75.0	75.2	76.3	-0.2	-1.3
Financial Activities	160.0	161.3	158.3	-1.3	1.7
Professional and Business Services	331.6	330.0	318.4	1.6	13.2
Educational and Health Services	231.1	229.9	225.8	1.2	5.3
Leisure and Hospitality	266.3	265.2	258.0	1.1	8.3
Other Services	90.1	89.4	89.1	0.7	1.0
Government	370.1	370.9	364.5	-0.8	5.6

State unemployment remained steady at 4.4 percent in October, despite a 2.2 percent decline in construction employment, the biggest drop among sectors.