

## Nova Investments and David Chaknova Development Experience

David Chaknova has been developing and re-developing high quality projects since arriving in Longmont from California in 1980. In 1980 David was the lead person in re-developing what had been vacant for five (5) years known as the Burlington Mall located at then Florida Ave and Main Street (now known as Ken Pratt Blvd and the site where Lucky's Market is). David took this empty interior mall and converted to a neighborhood retail center and became a powerhouse in the Longmont community, renamed as Parkway Center. In 1985 he added 100,000 square feet of high quality retail, entertainment, office and restaurants including a 4-plex movie theater, the Premiere 5 story office building and other restaurants and retail uses.

In 1990's David then optioned the 12 acre property to the east of that project from Jimmie Kanemoto and made a deal with Safeway to construct the new 65,000 SF Safeway Marketplace. David cites that Jimmie Kanemoto had great vision about Longmont and its future and would meet with Jimmie at every opportunity to learn his "vision".

In 1995 David acquired the 5 acre vacant field located at 1100 Ken Pratt to then develop and bring Longmont its first Starbucks, Chipotle, and other retailers. In addition he built the first large scale office supply that Longmont needed so badly as Longmont was losing tax revenue from outside the area. To complete a deal with Starbucks' to open a store in Longmont in the 1990's was not an easy task. David had to guarantee Starbucks a certain volume of sales for them to commit to Longmont and open up their first store. David felt comfortable as he knew Longmont would support Starbucks and other retailers; but other developers and retailers were not so sure back then.

In early 2000 he teamed up with good friend Stephen Tebo and purchased the 10 acres known today as the "Crossings" which is located at Hover Road and Clover Basin Drive. This was another first for Longmont with a master planned retail restaurant park with shared parking and land leased lots. Occupying the Crossings Project is Texas Roadhouse, Buffalo Wild Wings, Einstein Bagels, Red Robin, Qdoba, and others. This project was a major asset for Longmont as previous studies showed Longmont was "leaking" tax revenue to outside cities for restaurant dining. **Again, David was the developer that filled that gap.**





## Nova Investments and David Chaknova Development Experience

In 2000 David purchased and developed the Kings Sooper shopping center at 17th and Pace. Other businesses he did deals with include Walgreens, World Savings (now Wells Fargo), Starbucks, and others.

In 2005 David developed the retail center at 17th and Hover with Starbucks and Jimmy Johns and other retailers.

In 2005 he purchased the old original Safeway site at Coffman and 9th Avenue. This was Longmont's first national grocery store site. David re-configured the building and brought national retailers Family Dollar and Tuesday Morning to Longmont. He then purchased the site next door a former Walgreens and turned it into Hancock Fabrics.

In 2005 he purchased one the “ugliest” buildings in Longmont at Sherman and Ken Pratt and converted/remodeled the large building to be occupied by Habitat for Humanity (Restore) and Longmont Athletic Club, later condo'd the building and selling off a portion to Longmont Athletic Club.

In 2016 David was part of the development group that brought the Candlewood Suites, a four story hotel complex to the Crossings in South West Longmont. In 2017 he purchased and remodeled the former Longmont Athletic Club (West) building at Sherman and Ken Pratt and brought Auto Zone to that space. Also in 2017 David finally gained annexation for 11 acres at Nelson Road and Dry Creek for 256 units of multi-family and presently going through site plan review.

David Chaknova's development experience and quality is “un-paralleled” in Longmont. He has brought quality development and filled needs for the Longmont Community. David has the ability and the experience to develop both multi-family and/or commercial.

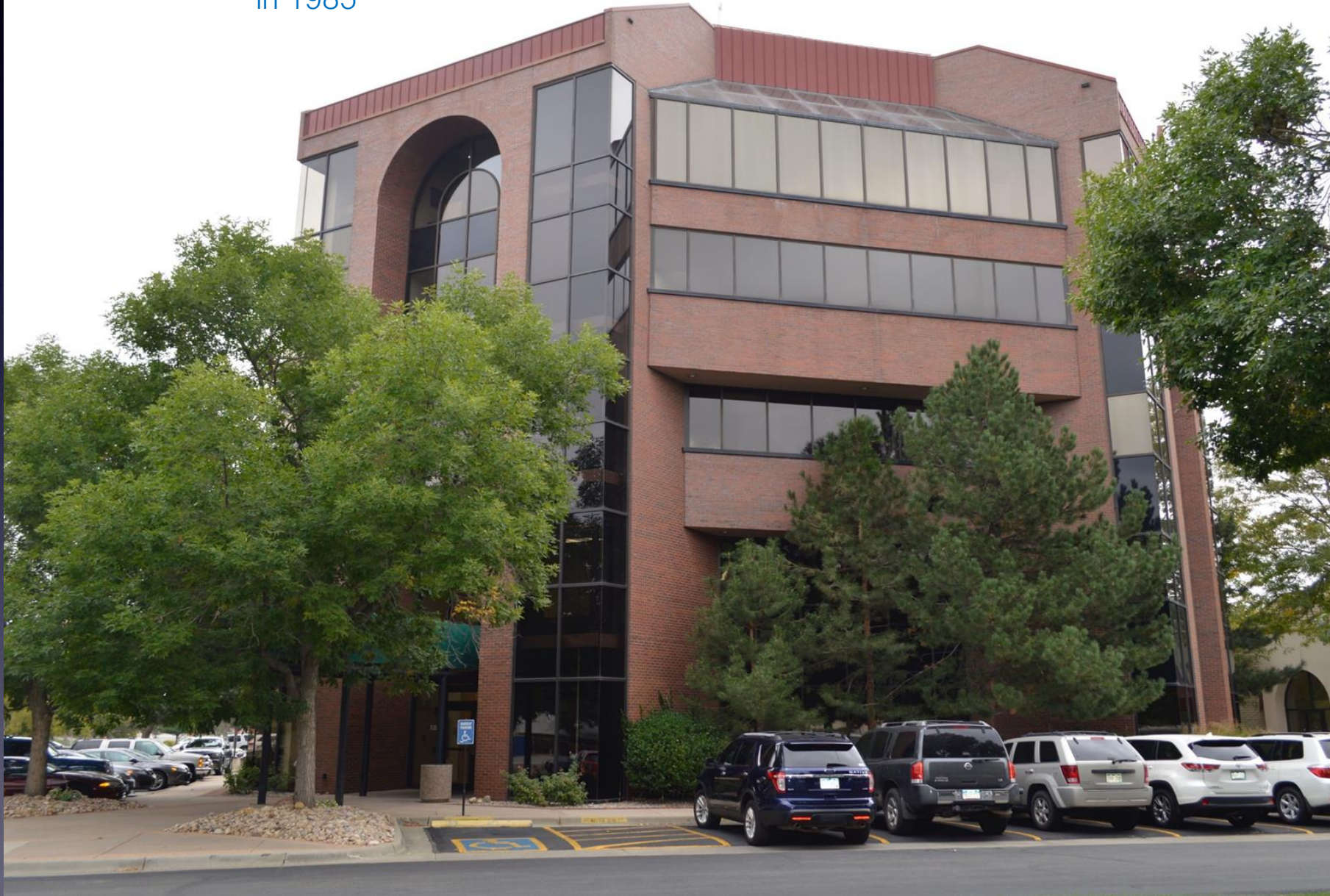
The City of Longmont should strongly consider David's ability to develop this site knowing he will do it right.





# Premier Building

High end office building. Winner of  
Longmont's Best Architectural Project  
in 1985





# The Armadillo



1<sup>st</sup> Large scale restaurant entering Longmont in 1982 and filling large void.





# McDonald's

In 1980 David completed deals with McDonalds and 1st Bank for two pad sites at S Main and Ken Pratt





# Ken Pratt Safeway Center



Shopping Center developed 1993-1995 by David Chaknova





# Ken Pratt Safeway Center





# Ken Pratt Office Max

1995 Development by David Chaknova. This was the first big box office retailer in Longmont filling a large void.





# Ken Pratt Retail

Developed in 1995 by David Chaknova, this retail building was a great success and brought several national businesses to Longmont for the first time.





# Old Chicago



David Chaknova brokered this deal in the late 1990's bringing Old Chicago to Longmont.





# The Crossings at Clover Basin



Developed 2003-2005 this restaurant park has been a great success and filling the void of Longmont citizens and keeping tax dollars from “Leaking” to other communities.





# The Crossings at Clover Basin





# The Crossings at Clover Basin





# The Crossings at Clover Basin





# The Crossings at Clover Basin



Developed 2003-2005, this restaurant and restaurant park filled a huge gap in Longmont's eating establishments.





# Redevelopment of 9<sup>th</sup> and Coffman



Re-development project 2005



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# Redevelopment of 9<sup>th</sup> and Coffman



Re-development project 2005. Tuesday Morning was another business filling a “gap” in Longmont’s needs and tax base.





# Redevelopment of 9<sup>th</sup> and Coffman



Re-development 2007





# 17<sup>th</sup> and Pace



Large scale shopping center development 2004-2006, King Soopers and other retailers.





# 17<sup>th</sup> and Pace





# 17<sup>th</sup> and Pace





# 17<sup>th</sup> and Pace





# The Plaza at 17<sup>th</sup> and Hover



Retail development 2007



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# The Plaza at 17<sup>th</sup> and Hover



Retail development 2006





# The Plaza at 17<sup>th</sup> and Hover





# New Candlewood Suites



Developed 2016-2017



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# 1375 Sherman Drive



Completed the redevelopment of the LAC West for the brand new AutoZone on Ken Pratt and Sherman Drive. Grand Opening was late August 2017





# Former Johnny Carino's Site Home to Beau Jo's



David Chaknova completed the transaction to bring the much anticipated eatery to Longmont with Beau Jo's Pizza including a major renovation to add roof top dining.





# Nelson Road Apartments Annexed in 2017



Street Scene



Clubhouse / Amenity Area



Amenity Area



Elevation Imagery

