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Hotel to go up near Harmony

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Goodwill Industries of Denver is selling part of its 7 acres in south Fort Collins for an extended-stay hotel.

Goodwill is selling 3.19 acres to Realtors Dave Pettigrew and Bill Albrecht of Fort Collins in a \$1.17 million deal.

The land, on the northwest corner of Pavilion Lane and JFK Parkway off Harmony Road, is part of the site purchased for the Goodwill store that opened in August.

The agency didn't need the entire property, said Ric Berninzoni, Goodwill's vice president of retail operations. "It was always our intent to sell off part of the land," Berninzoni said. "We couldn't use the whole 7 acres."

Selling 3.2 acres to Pettigrew will help offset some of Goodwill's costs for the \$2 million building.

Pettigrew said Candlewood Suites plans to build a three-story, 84-room hotel on the site.

The average length of stay at extended-hotel stays, Pettigrew said, is eight days.

The other three buildings could include a restaurant to complement the hotel and other stores compatible with an extended-stay hotel, including fitness center or spa services, he said.

"We would love to attract a local restaurant to the site," Pettigrew said. "I don't think there are enough local restaurants in the Harmony corridor south of downtown."

While there has been much restaurant growth east of Harmony and JFK in the past few years, including Macaroni Grill, Texas Roadhouse, Old Chicago and Noodles, many of them are chain restaurants.

If approved, Pettigrew said Candlewood Suites - being built by Spirit Hospitality of Fort Collins - would like to break ground by May and be open early next year.

Spirit Hospitality is also building a Candlewood Suites at Crossroads Boulevard in Loveland adjacent to the Holiday Inn Express and one in Greeley.

Spirit Hospitality did not return phone calls seeking comment for this story.

Candlewood Suites would be the second extended hotel to open on Harmony Road in a year.

Fort Collins Homewood Suites - an extended hotel chain at the corner of Harmony Road and McMurry - opened in May.

"We're excited to have (Candlewood Suites) as a neighbor," Berninzoni said. "There is a lack of hotels on Harmony in terms of the demand of some of the primary employment going on with AMD expanding and a lot of primary employment coming," he said.
