

## ■ RESIDENTIAL

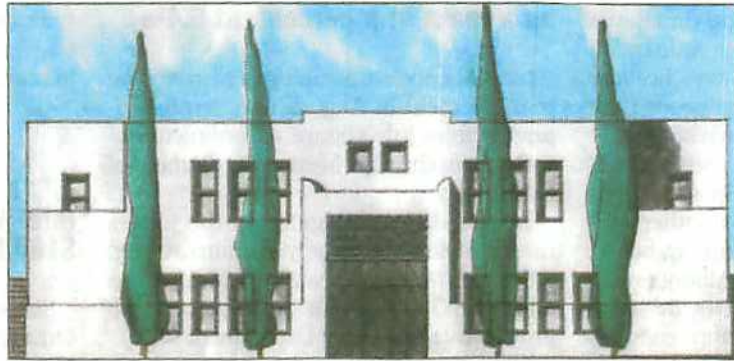
## Gilligan quietly developing innovative condominiums

BY MEGAN KAMERICK | NMJW STAFF

Developer Sean Gilligan is working on two new residential infill projects in the Huning Highland neighborhood and near the University of New Mexico.

One, Huning Garden at Lead Avenue and Arno Street, is under construction and will likely be finished in January. The nine condominiums will each have about 800 square feet of space with 10-foot ceilings. The units have a wide-open loft design, Gilligan says, and surround an interior courtyard. They will range from \$125,000 to \$160,000. Gilligan says he has reservations from buyers for a number of the units so far.

He is also developing a 13-unit condo project around Martin Luther King and Mulberry streets and has "10 or 11 reservations"



COURTESY OF THOMAS GIFFORD &amp; CHRIS CALOTT

### Huning Garden's nine condo lofts should be ready by January.

on those from interested buyers, he says. Those units will range from 600 to 1,000 square feet and sell for between \$120,000 and \$170,000.

Architects Chris Calott and Tom Gifford did the designs for the developments and are the executive architects for Huning

Garden.

Garrett Smith is the executive architect on the Mulberry project. Gilligan anticipates buyers on the Lead Avenue project will likely be young professionals, while the Mulberry project is attracting a mix of singles and others associated with the univer-

sity, including parents with students in school.

The demand for housing in that area has been strong, Gilligan adds. The development has 1- and 2-bedroom units and studios. The Huning Gardens units, although open in design, can be converted to put in bedrooms as well, he says.

While battles rage over infill projects in certain areas between developers and neighborhoods, Gilligan has quietly completed many successful urban residential developments around Albuquerque.

"I typically go with the zoning (in place) and don't try to change a lot of things," he says. "I think I have pretty good relationships with most neighborhood associations ... although I'm not pushing the envelope the way some others are."

His extensive resume also gives

him some credibility, says multi-family housing consultant Todd Clarke of **NM Housing Resources**. Gilligan's projects are innovative, which people will pay for, he adds.

"He hits the right price points and the right lifestyle; then he really focuses on creating a community."

He is also adept at getting good financial partners for projects some banks would be leery of, Clarke says. They understand they might be in a project for a few years if it doesn't sell right away, whereas many homebuilders need to sell within 90 days of completion, Clarke says.

This commitment makes neighborhoods more comfortable.

"Also, [Gilligan] only does this in neighborhoods he feels he would live in," Clarke adds.

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