



BELMAR URBAN APARTMENTS

LAKEWOOD, CO

Multi-purpose, Thoughtful Planning Transforms Former Shopping Mall into Rich Urban Village

DESCRIPTION The Belmar Urban Apartments are located within the award-winning Belmar town center, a redevelopment of a former regional shopping mall in Lakewood, Colorado. The masterplan involves a mix of uses and an emphasis on pedestrian activity and public space. Cars are hidden from public view behind buildings in a parking court and in garages. The guidelines include design standards, building prototypes and urban design concepts for a variety of neighborhoods and building types, including apartments over storefronts, townhouses, live-work space, small garden court buildings, and senior housing.

VISION Belmar Urban Apartments were envisioned as affordable family rental units in a new pedestrian-focused urban environment.

PROJECT REQUIREMENTS Build a site that serves as a transition between the active 'downtown' blocks and the residential townhouse blocks of suburban Denver.



Client: Continuum Partners, LLC

Building size/acres:
60,000 sq.ft. / 1.3 acres

Number of units—density:
66 units — 51 du/ac

Completion: Summer 2005

Construction est.: \$ 5.7M

Contact:

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1430 Wynkoop Street Suite 100
Denver, CO 80202



DESIGN FEATURES

- Individual articulation of the massing of residential components
- Pedestrian greenway connecting commercial to residential sector

AWARDS for BELMAR

- CNU Charter Award 2006
- ULI Award for Excellence 2006
- EPA Award for Smart Growth Achievement 2005

