



# EASTBRIDGE APARTMENTS

DENVER, CO

## Bridging the Gap Between the Town Center & Low Density Housing

**DESCRIPTION** Eastbridge Apartments is a multi-family residential development located just south of Eastbridge Town Center in the Stapleton community of Denver. The Eastbridge development serves as a transitional piece of the urban fabric shifting from the commercial center to less dense single-family residential developments. The 118 rental units are broken up into six buildings taking on a horseshoe form. Four of the buildings line streets while the remaining buildings define a large landscaped central courtyard. The architecture is composed of rectangular volumes and a mixture of flat and angular roofs expressing the volume inside.

**VISION** To provide vital higher density housing to sustain the Town Center.

**PROJECT REQUIREMENTS** To develop a transitional, high density community between the Town Center and lower density residential developments.

## DESIGN FEATURES

- Flip cap roof forms allow higher ceilings, larger windows and more natural light deeper into the units.
- Larger patios and central landscaped courtyard to encourage outdoor living.
- Tuck under garaged private parking is unique to apartment flat prototype.

## GREEN FEATURES

- High efficiency plumbing fixtures
- White TPO roof reduces heat island effect
- Cement board siding
- Adjacent to public transportation
- Energy Star appliances
- Drought tolerant landscaping



**Client:** Forest City Stapleton

**Building size/acres:** 139,504 sq.ft./  
3.1 acres

**Density:** 118 units

**Construction est.:** \$14.5 M

**Cost per sf:** \$95/sq.ft.

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