



# OSAGE COURTS

DENVER, CO

## Infill Transit-Oriented Development

**DESCRIPTION** Osage Courts is an infill multi-family apartment development located directly across the street from Lincoln Park in the culturally rich La Alma/Lincoln Park Neighborhood. This transit-oriented development provides 121 market-rate rental units within walking distance of the 10th & Osage rail station. The buildings sit on top of a parking structure, creating a landscaped podium space in addition to a roof top deck. All parking is hidden from public view in either the garage or carports. Landscaped planters, front doors, porches and decks provide “eyes on the street” and enhance the pedestrian realm with new, detached sidewalks and street trees.

**VISION** Create a transit-oriented, walkable community that includes critical housing with concealed parking and pedestrian-friendly landscaping that encourages neighborhood interaction.

**PROJECT REQUIREMENTS** Expand the housing options within historic, single-family residential urban neighborhood to supply 121 transit-oriented, multi-family units.



## DESIGN FEATURES

- Very compact urban infill project adjacent to light rail
- Achieved a very efficient density of 127 units/acre on a constrained site
- Interior units face pedestrian scaled courtyard

## GREEN FEATURES

- Goal: LEED-H Gold Certification
- 15% energy savings
- 1/4 mile from light rail station
- Urban infill project that utilizes existing infrastructure
- Low VOC and recycled content finish materials
- Energy Star appliances



## EAST ELEVATION

**Client:** Osage, LLC

**Building size/acres:** 144,991 sq.ft.,  
.95 acres, 127 du/ac

**Density:** 121 units

**Completion:** 2020

**Construction est.:** \$25.1 M

**Cost per sf:** \$173 /sq.ft.

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