# PARK PLACE OLDE TOWN

ARVADA, CO

Light Rail is Catalyst for High Density Housing in Olde Town

DESCRIPTION   Development of the new light rail station in Olde Town is the catalyst for growth in the Town of Arvada. Park Place Olde Town is envisioned as the model of higher residential density to attract new residents to discover the dynamic Town. The five-story multifamily residential building will be the first, five-story building in town and will provide 152 dwelling units. The units will have views of the adjacent McIlvoy Park and most units will enjoy views of the Rockies to the west and downtown Denver to the southeast. The units are organized around three raised courtyards (each unique in character) which act as extensions of the park and open views from the courtyard units. The five-story building's mass takes it's cues from the idea of "Familiarity" with the nearby "Olde Town" feel of 2 story masonry buildings. The units at grade level with the park are scaled to feel like two story buildings that include walk-up entries and patios fronting the park. The building exceeds energy code requirements with high efficiency building envelope, appliances, and HVAC system. Certified green materials are incorporated into the framing as well as finish materials.

VAN METER WILLIAMS POLLACK LLP
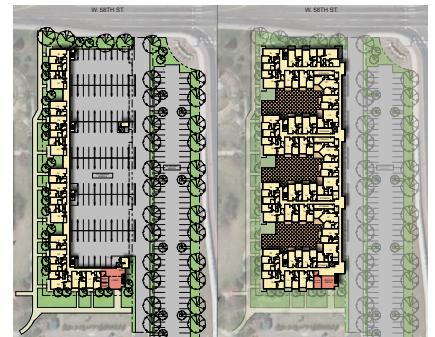
GREEN FEATURES

- High efficiency plumbing fixtures
- White TPO roof reduces heat island effect
- Cement board siding
- Adjacent to public transportation
- Energy Star appliances
- Drought tolerant landscaping
- Air barrier building envelope
- Low U-value windows

DESIGN FEATURES

- Five-story Type V and Type I construction
- Three courtyards, each unique in character
- Covered parking under the building
- Views of the Rocky Mountains and downtown Denver
- Stoops and patios fronting the park
- Six unit types
- Business and Fitness Centers

Client: Goldberg - Berland

Site: 2.88 acres

Building: 135,160 sf.

Density: 152 units - 52.8 duac

Completion: May 2014

Construction est.: $17.5

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