



7133 WEST VIRGINIA AT BELMAR LAKEWOOD, CO

Workforce Housing for Belmar's Redeveloped City Center

7133 West Virginia is envisioned as affordable rental units providing housing for the workforce of Belmar. The 62,477 sq. ft. project is made up of 62 1, 2, and 3 bedroom flats on a one acre site. The design's scale, massing, and materials are similar to the existing surrounding retail and residential buildings with simple roof lines and a strong masonry base. Massing of the residential building's components is broken down to the human scale. The interior courtyard is designed as a sanctuary in contrast to the hard-edged urban setting of the perimeter. Its central design feature is a landscaped dry stream channel that collects rainwater from the roof and courtyard. The channel serves as a social gathering element, providing varying levels of social interaction via sunken courts, spanning bridges, and welcoming seating elements. A sandstone block water sculpture, visible from the street through the main entry portal, provides the soothing sound and visual appeal of falling water. Parking for residents is located in an adjacent public parking structure.

Client: [Continuum Partners, LLC](#)

Site Area: 62,477 S.F. / 0.98 acre

Density: 62 units - 62.3 DUA

Completion: May 2008

Construction est.: \$6.2M

Website: [VMWP](#)

Contact: Robert Hayner
Continuum Partners LLC
303.573.0050

Brian Evans
Casson Duncan Construction
303.690.1500

Design Features

- Urban density living in Lakewood's redeveloped Belmar city center
- Close to shopping, transit and green open space
- Central landscaped courtyard encourages social gathering

Green Features

- Adjacent to public transportation, shopping, work
- White TPO roof reduces heat island effect
- Landscaped dry stream channel provides on-site detention
- Drought tolerant landscaping