



ARTWAY PLACE
DENVER, CO

Raising the Bar for TOD Along the A-Line

Client: Integral Community Development

Building Size/Acres: 480,000 sq.ft./ 6.62 acres

Density: 351 units

Construction Est.: \$74M

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ArtWay Place is a 6 acre, 351 unit urban infill development that is just minutes away from Downtown Denver via the new A-Line light rail train (with a station located immediately adjacent to the site.) The site is also bounded by the 303 ArtWay, a proposed nine mile art-themed urban trail that connects many community assets throughout the Park Hill and City Park neighborhoods. This project proposes affordable housing for a diverse population (introducing an increased residential density suitable for its location adjacent to a transit stop); and it provides several desirable neighborhood amenities, such as access to fresh food (through a planned grocery store) and neighborhood employment (through high quality office space.) The complete 480,000 sqft program includes: 351 affordable housing units, a 15,000 sqft retail space, a 31,500 sqft of Class A office space, a 27,500 sqft parking structure, a playground, and a regional storm detention pond.

This project aims to set a precedent of high-quality, people-oriented architecture for future developments both within the adjacent station area as well as other stations along the A-Line.

Design Features

- Site design emphasizes the direct connection to the adjacent transit station, the ArtWay urban art trail, and the existing adjacent retail.
- Introduces fresh food and employment opportunities into the neighborhood.
- Four-sided architecture is designed to be visually appealing from the Light Rail, Colorado Boulevard, Albion Street, and the adjacent site.
- Class A office building features a beautiful terra cotta exterior and a roof deck with solar PV shade structure.
- Both residential buildings feature elevated courtyards featuring resident amenities.