



RAIL YARD LOFTS

DENVER, CO

Rediscovery of 'Enveloped' or Hidden Architectural Space

DESCRIPTION By the act of strategic building removal- getting to the 'bones' of the original 100 year old brick structures- raw interior and exterior spaces were revealed and transformed into 'archetypal' urban living conditions. This is something other than historic preservation, closer to a heart, lung & liver transplant, with the intent to provide urban-loft housing as an adaptive reuse of a 1.3 acre industrial property.

VISION Rail Yard Lofts is conceived as a secure, hardened-edge neighborhood block of small, clustered buildings with front doors leading to landscaped courtyards and shared passages between buildings and thus providing residents access throughout the community site. The quality of the spaces in and around the existing masonry buildings (and what has been done with them) helps define the sense of place.

PROJECT REQUIREMENTS To see through the layers of what was no longer necessary and create an authentic Loft community built around sheltered outdoor spaces within an industrial neighborhood.

DESIGN FEATURES

- 29 dwelling units now frame vertical volumes enclosed by high (18'-25') wood-decked ceilings, exposed brick walls, wood & steel trusses, large windows, clerestories & skylights, natural ventilation, open floor plans & exterior entries (some with roll-up glass garage-doors)
- Removing the infill framing of the no longer useful connecting roofs revealed the open central courtyard

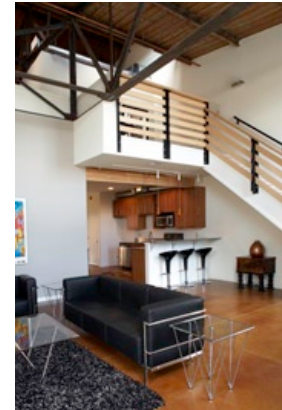
AWARDS

- AIA Architects' Choice Award, 2006/07
- AIA Colorado Young Architects Award for Built Architecture, 2008



GREEN FEATURES

- Adaptive re-use of an existing 100 year old Industrial Warehouse
- Adjacent to public transportation / urban 10-min bus corridor
- Energy Star appliances
- Drought tolerant landscaping



Client: Rail Yard Lofts, Inc.

Building size/acres: 31,891 sq.ft./ 0.73 acre

Density: 29 units

Completion: June 2007

Construction est.: \$5.4 M

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