

# *East Village Redevelopment Plan, Denver, CO*

*with CIVITAS, 2002*

*Client: Denver Housing Authority*



*Site plan (drawn by others)*



*Vignette of courtyard (drawn by others)*



*Massing study*

The Denver Housing Authority solicited proposals for the redevelopment of a 15-acre public housing site divided by a major arterial and located on the edge of Denver's financial district. The site was developed in the 1960s as an urban renewal effort on a "Garden City" Radburn style that closed streets, created a superblock, and built an interconnected green space on the backs of the homes. By the 1990s the site had been run down, vacant of families, and taken over by anti-social behavior. The existing site was surrounded by historic homes, a park, and a grocery store.

As project director I led the urban design component of our competition team to design 767 units for a range of income levels. A requirement of the redevelopment was to keep the same number of low income units as the existing site, 200 units. We were able to increase the number of low income units to 268 which represented 35 percent of the total housing program. Our housing products for the site varied between for-sale two-story townhouses to seven-story rental apartments. Our program maintained a neighborhood church on the property and integrated it with a new recreational center and neighborhood retail. The massing of the project addressed the adjacent context and established two-story buildings on the edge streets and massing up to seven stories towards the rear of the site to respond to an existing 22-story housing tower.