

ARIA | Denver, Colorado, U.S

Size: 25 acres

Dates: 2009-2013

Team: Architects: Michelle Kaufmann; OZ Architects
Developers: Urban Ventures, Perry Rose



Description: Aria is a residential development with retail and office space. The project will have a diversity of housing types. Part of Aria is a redevelopment of a convent.

Intent: Become a model for social, environmental and economically conscious design, create a community that appeals to all generations.

S
Sit+Place

GOALS: (Food) Promote healthy lifestyle ; (Habitat+Biodiversity) Low intensity landscaping ; (Transport) Promote wellness through a walkable development.

STRATEGIES: (Food) Community gardens, greenhouses, farm stands, community meals; (Habitat+Biodiversity) Drought tolerant landscaping, permaculture landscaping, tree lined streets; (Transport) Light rail station, metro transit bus system to connect to Denver (2.5 miles away), bicycle infrastructure, walkable neighborhood, walking paths with distance signage to destinations

W
Water

GOALS: Water conservation.

STRATEGIES: Some rainwater capture, rainwater storage constructed.

E
Energy

GOALS: Energy efficiency.

STRATEGIES: Required ENERGY STAR appliances, passive solar strategies, LEED certification for Homes, New Construction, and Neighborhood Development.

E
Equity

Percentage of affordable units: 8 units.
GOALS: Diversity of living options.

STRATEGIES: Public access to streets, job training, human scale design, low VOC paint, specified non-toxic materials, brochures on community services, easy access to schools, assisted living facilities, access to health center and services, healthy lifestyle education available.

M
Materials

GOALS: (Materials) Prefabrication utilized to reduce waste and increase performance

STRATEGIES: (Materials) Some material salvage from demolition waste, in construction used recycled and recyclable products, sourced locally, low maintenance durable products, prefabrication, 3rd party certification for carpets ; (Waste) Standard Practices

SUSTAINABILITY MATRIX

		STANDARD	GOOD	BETTER	LIVING COMMUNITY	REGENERATIVE
S Site+Place	Limits to growth		Developed for density/limits growth, contains open space			
	Urban Ag		Some community garden space			
	Habitat Exchange	May contain parks, landscaping, little emphasis on storm water management				
	Human Powered Living		Promotes walkable streets, bicycle infrastructure, access to some services			
W Water	Net Positive Water		Some stormwater reuse or infiltration, grey water recycling, conservation goals			
	Net Positive Energy	Energy from grid, no renewable energy requirements greater than code				
E Energy	Civilized Environment		Community has some groups to promote social connections			
	Healthy Neighborhood Design		Community has some groups to promote social connections			
	Biophilic Environment	Standard development, access to parks by driving				
	Resilient Community Connections	Nothing considered/ not reported				
H Health+ Happiness	Living Material Plan		Some material selection standards, passive house standards used			
	Embodied Carbon Footprint		Some proxy standards for reducing CO2 in material selection and construction			
	Net Positive Waste	Standard construction, material selection, & waste collection				
	Human Scale and Humane Places		The project contains some elements of human-scaled design			
M Materials	Universal Access to Nature and Place		Access to parks, promotes sense of place, some daylighting strategies for buildings			
	Universal Access to Community Services		Some services and community centers in development accessible by bike or walking			
	Equitable Investment	No contribution to charity				
B Beauty	Beauty and Spirit					
	Inspiration and Education		Some education on the developments attributes, some opportunities for community events			

SOURCES:

- <http://www.ariadenver.com/>
- <http://www.urbanventuresllc.com/development-projects/aria-denver/>
- <http://www.ic.org/directory/aria-cohousing-community/>
- <https://www.cpr.org/news/story/people-looking-community-are-drawn-colorado-cohousing>



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