

# **Aria Denver**

Denver, Colorado, U.S.



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25 acres

Size:

### Dates:

2009 - 2013

## **Project Team:**

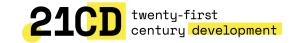
Architects: Michelle Kaufmann, OZ Architects; Developers: Urban Ventures, Perry Rose

Photo courtesy of Aria Denver

**Aria Denver is a residential development with retail and office space.** The project will have a diversity of housing types. Part of Aria is the redevelopment of a convent. Its goal is to become a model for socially, environmentally and economically conscious design, and to create a community that appeals to all generations.

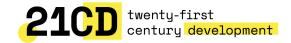
# **Goals & Strategies**

Place	
Food	Goals: Promote healthy lifestyle.
	Strategies: Community gardens, greenhouses, farm stands, community meals.
Habitat	Goals: Low-intensity landscaping.
	<b>Strategies:</b> Drought-tolerant landscaping. Permaculture landscaping. Tree-lined streets.
Transportation	Goals: Promote wellness through a walkable development.
	<b>Strategies:</b> Light rail station, metro transit bus system connecting to Denver (2.5 miles away). Bicycle infrastructure. Walkable neighborhood, walking paths with distance signage to destinations.
Water	Goals: Water conservation.
	Strategies: Some rainwater capture. Rainwater storage constructed.
4 Energy	



Energy	Goals: Energy efficiency.  Strategies: ENERGY STAR appliances required. Passive solar strategies, LEED certification for homes, new construction, and neighborhood development.
台 Health + Happin	ness (Details not provided by researchers)
Materials	
Embodied Energy & Carbon	<b>Goals:</b> Prefabrication used to reduce waste and increase performance. <b>Strategies:</b> Some material salvaged from demolition waste. Recycled and recyclable products used in construction. Locally-sourced, low-maintenance, durable products. Prefabrication. 3 <sup>rd</sup> -party certification for carpets.
Waste	Goals: Goals not defined. Strategies: Standard practices.
<b>Equity</b>	
Neighborhood & Access	Goals: Diversity of living options.  Strategies: Public access to streets. Human-scaled design. Low-VOC paint. Specified nontoxic materials.
Access to Community Services	Goals: Goals not defined.  Strategies: Job training. Brochures on community services. Easy access to schools. Assisted living facilities. Access to health center and services. Healthy lifestyle education available.
Beauty	(Details not provided by researchers)

<sup>&</sup>gt; See next page for Performance Levels achieved



## **Performance Levels Achieved:**

	Standard	Good	Better	Living	Regenerative
Place					
Limits to Growth					
Food					
Habitat			İ		
Transportation					
Water					
Energy					
Health + Happiness					
Civilized Environment					
Neighborhood Design					
Biophilia					
Resilient Connections					
Materials					
Material Plan					
Embodied Energy & Carbon					
Waste					
Wadio					
Equity					
Neighborhood & Access					
Access to Nature					
ccess to Community Services					
Investment					
gallon					
Beauty					
Beauty & Spirit	Not specified				

#### Sources:

https://www.ariadenver.com

http://www.urbanventuresllc.com/development-projects/aria-denver/

https://www.ic.org/directory/aria-cohousing-community/

\*Note: This case study was developed using found information.

**21st Century Development** is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

The initiative is created and supported by a partnership of AIA Minnesota, the Center for Sustainable Building Research, Colloqate Design and The McKnight Foundation.







