

ELATI LOFTS

Denver, CO
Highland Development Company



20190555

Typology

Apartments
Podium

Facts

Density: 349 du/ac
Unit Plan Sizes: 400 - 830 sq. ft.
Number of Units: 148 du
Site Area: 0.42 ac
Number of Stories: 7
Parking: 0.75 sp./unit
Construction Type: IA, IIIA

The new apartment community at 4055 Elati is thoughtfully integrated into its environment in both design and function. Sitting on a less than half-acre infill site with a high water table, architects created a five-story residential tower over a two-story on grade podium, saving construction cost and creating a pedestrian friendly design that encourages residents to walk or bike to the transit station located 0.25 miles from the building. Architects explored several options to address parking including electronic lifts; ultimately concluding that the integration of a car share program fit best with the needs of the community. Micro-units ranging from studio to two bedrooms maximize the building footprint, provide affordable residential housing to the area, and are an ideal choice for singles, roommates and professional urbanites looking for a home office. Adjacent to major highways and within walking distance to the rail station, Elati Lofts provides easy access to transportation for commuters. The architectural design is inspired by the industrial and rail yard context of the neighborhood. Enduring materials in crisp profiles enclose the building while glazing and a cool tone modern color scheme bring light to the façade. The slanted roof line accentuates the building's presence on a primary corner of this newly established, environmentally sustainable urban center. Ground floor leasing and amenity center as well as street-oriented units activate the public realm. The roof of this modern community will feature solar and live plants, complying with the Denver Green Roof Initiative, adding visual interest to the development and lowering the buildings carbon footprint. The seventh-floor amenity space and roof deck provides residents with a place to relax and enjoy stunning views of the Rocky Mountains to the west and downtown to the south.

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