Belmar Town Center
by
Scott Jordan, Civitas Inc, Denver, CO, USA
Client:
Continuum Partners, Tom Gougeon (Former Principal)

Project Statement:
Lakewood, Colorado evolved as a result of suburban expansion 10 minutes outside of Denver. By the early 1990’s, like most malls of its kind, the 500,000 sf Villa Italia Mall had begun its natural decline. Although important to the community and successful for 35 years, it was only a destination shopping center and never a complete or sustainable downtown. Enter a new, and somewhat remarkable partnership between the city, the public and a developer to transform the aging and deteriorating mall into a vibrant 22-block downtown in what is now the fourth largest city in the state. Over a 10 year period, more than 50 new buildings were laid out in an urban grid reconnecting this new Downtown to its surrounding neighborhoods. Today, it is comprised of two million square feet of vertically mixed development including 80 shops, 20 restaurants, theaters, artist studios, 300,000 square feet of office space and over 1,200 residences. Woven with distinct parks and plazas, it has become one of the preeminent examples of sustainable, smart growth projects in the country.

Connectivity and mobility are primary drivers for the success of Belmar as the public parking system created a pedestrian-friendly environment. Four existing bus lines were realigned providing service within or immediately adjacent to the Town Center. A 2-mile transit corridor/linear open space emanating from the Center is being designed by our team creating a dynamic street/open space network seamlessly stitching urban life, health, culture and commerce into a community-oriented public realm.