

Delgany Lofts



This multi-family residential loft project is located in the historic warehouse district of downtown Denver. There are 44 units totaling 111,135 square feet.

Floor plans are turned at ninety-degree angles so residences run parallel to the outside walls of the building. This allows almost every room to have floor to ceiling windows, flooding the space with natural light.

By constructing with standard Type V stick-framing techniques and area separation walls over a concrete cap slab, The Delgany achieves many of the cost savings associated with stick construction, while at the same time creating a density that allows for increased economies of scale.

Units are arranged around a central community courtyard with extensive plantings, trees and an outdoor pavilion that includes a built-in gas cook center. Some first floor units have patios that open directly to the courtyard.

The blend of steel, metal panel, masonry and stucco are gathered from a palette of materials that continue to be common to LoDo. These materials help to provide the long-lasting, low-maintenance skin that the owner desired. A metal "wave" wall along the southern elevation complements the movement of Cherry Creek. The brickwork color is stratified, giving the appearance of the layers of colored ground common to Colorado's front range.

To help mitigate the noise from the railroad and light rail trains travelling a few feet from the building, laminated acoustical glazing was used along the western elevations.

location: Denver, Colorado
total square feet: 111,135 sq ft
completion date: May 2005
client: East West Partners

