

## Civitas: A leader in shaping Denver's landscape

The Civitas team's 30-year-history of helping transform Denver into a poster child for the 21st-century image of a healthy and thriving urban center follows a course through downtown, the Central Platte Valley and into the metro area's farther reaches. The firm's deep local roots and enduring client relationships allow for work that grows and evolves over decades. Some highlights of their shaping-the-city role:



### Highlands Garden Village

One of the first and most complete mixed infill neighborhoods in the U.S., on the site of the former Elitch Gardens Amusement park includes preservation of historic Victorian buildings, community gardens and mixed-use streets with housing options from granny flats to single family.

Client: Perry Rose Community Developers  
Partners: Calthorpe Associates  
Completed: 1999  
Budget: \$100 million



### Belmar Redevelopment

Overall development of urban design plan reimagined 100-acre decrepit shopping mall site as vibrant central walking area and successful center for retail, entertainment and community events.

Client: Continuum Partners  
Collaborators: Elkus Manfredi Architects  
Completed: ongoing since 1998  
Budget: \$15 million + street and plaza design



### Commons Park

Culmination of more than 30 Civitas Central Platte Valley initiatives, this popular soul-of-the-city urban park calls on site's original history as gathering place for Ute and Arapaho tribes through flowing pedestrian-engaged landscape of multiple restored habitats.

Client: Denver Mayor's Office  
Collaborators: Jones and Jones  
Completed: 2001  
Budget: \$25 million



### Larimer Square

Reinvigoration of streetscape featuring most intact row of Victorian buildings in the city quickly became Denver's most loved and iconic place to shop, eat and play, serving as catalyst for historic Lower Downtown renaissance and model for urban neighborhoods nationwide.

Client: The Hahn Company  
Collaborators: Semple Brown Design  
Completed: 1999  
Budget: \$3 million, streetscape



### Auraria Campus and Lawrence Street Mall

Placemaking strategy and connection to downtown for Denver home to three higher educational institutions led to more than 20 Civitas-built Auraria initiatives including the Lawrence Street Mall tying main academic buildings into cohesive plan emphasizing tree-laden gathering space.

Client: Auraria Higher Education Center  
Collaborators: Hoover Berg Desmond, Anderson Mason Dale Architects  
Completed: ongoing since 1984  
Budget: Over \$20 million in site improvements



### 2014: Stapleton Trunk Parks, Denver Aviation Station, National Western Center

For more information on Civitas and its Denver projects, visit [civitasinc.com](http://civitasinc.com)



### Stapleton Redevelopment

More than 20 years in a key strategic role of transforming the brownfield site of the former Stapleton Airport into a desirable, diverse – and evolving – urban community of more than 10,000 residents includes master planning of over 400 acres of popular and well-used parks and greenways.

Client: Denver Mayor's Office  
Collaborators: Calthorpe Associates, Matrix Design Group  
Completed: ongoing since 1988  
Budget: \$3 million + design, \$600 million + infrastructure/open space

