

Cedar Rapids Independent Living

Cedar Rapids, Iowa



Project Description:

The civil design for this 4.2-acre development was led by Hall & Hall Engineers, Inc. (HHE). The Aura Independent Living Cedar Rapids campus is a thoughtfully designed infill community seamlessly integrated into a well-established neighborhood dating back to the 1960s. Its location offers residents convenient access to nearby amenities and abundant opportunities for connection, activity, and engagement—both on campus and throughout the surrounding community.

HHE approached the site's challenging topography as an opportunity for creative problem-solving. Through a carefully executed "soft-hand" grading strategy, the team successfully fit the building and underground parking into the landscape while preserving the character of the site and its surroundings.

To further enhance the project's efficiency and sustainability, HHE designed an underground rainwater treatment chamber beneath the parking area. This innovative solution maximized usable space on the parcel while ensuring full compliance with stormwater treatment requirements, delivering a development that is both environmentally responsible and thoughtfully planned.



Status:

Completed 2025

Project Features:

- 111 units, pergola-covered plaza, pickleball & bocce ball courts
- Underground rainwater treatment

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