

From: [Nick Young](#)
To: [Haigh, Robert M. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Fwd: 4001/4021 Fillmore Street - Residential Affordable Unit Building and Rezoning Process
Date: Thursday, January 11, 2024 4:09:54 PM
Attachments: [231-00033_CC_Postino_Sion.pdf](#)

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Begin forwarded message:

From: Nick Young <nick@thinkingmodern.com>
Subject: Re: 4001/4021 Fillmore Street - Residential Affordable Unit Building and Rezoning Process
Date: December 27, 2023 at 12:24:33 PM MST
To: lomeliluzo <lomeliluzo@comcast.net>
Cc: Nola Miguel <nola@ges-coalition.org>, Carol Briggs <carolbriggs1894@gmail.com>, Kaitlin Lucas <ktlucas@gmail.com>, carranzajac8@hotmail.com, Maria De Luna <maria@ges-coalition.org>, Ana Varela <ana@ges-coalition.org>

Good day Everyone,

Just wanted to reach back out here. We have a public hearing for the rezoning of the lot on January 16th, 2024 @ 5:00pm. See attached for more details. You'll see details for a link to provide comments as well as a link to join the hearing remotely if you'd like (or directions there to join in person). Of course, feel free to reach out to me if you have any specific questions about the requested rezone or our proposed building.

I've also attached some of the stand alone renderings for the 1-bedroom units and also some exterior shots of the building for everyone.

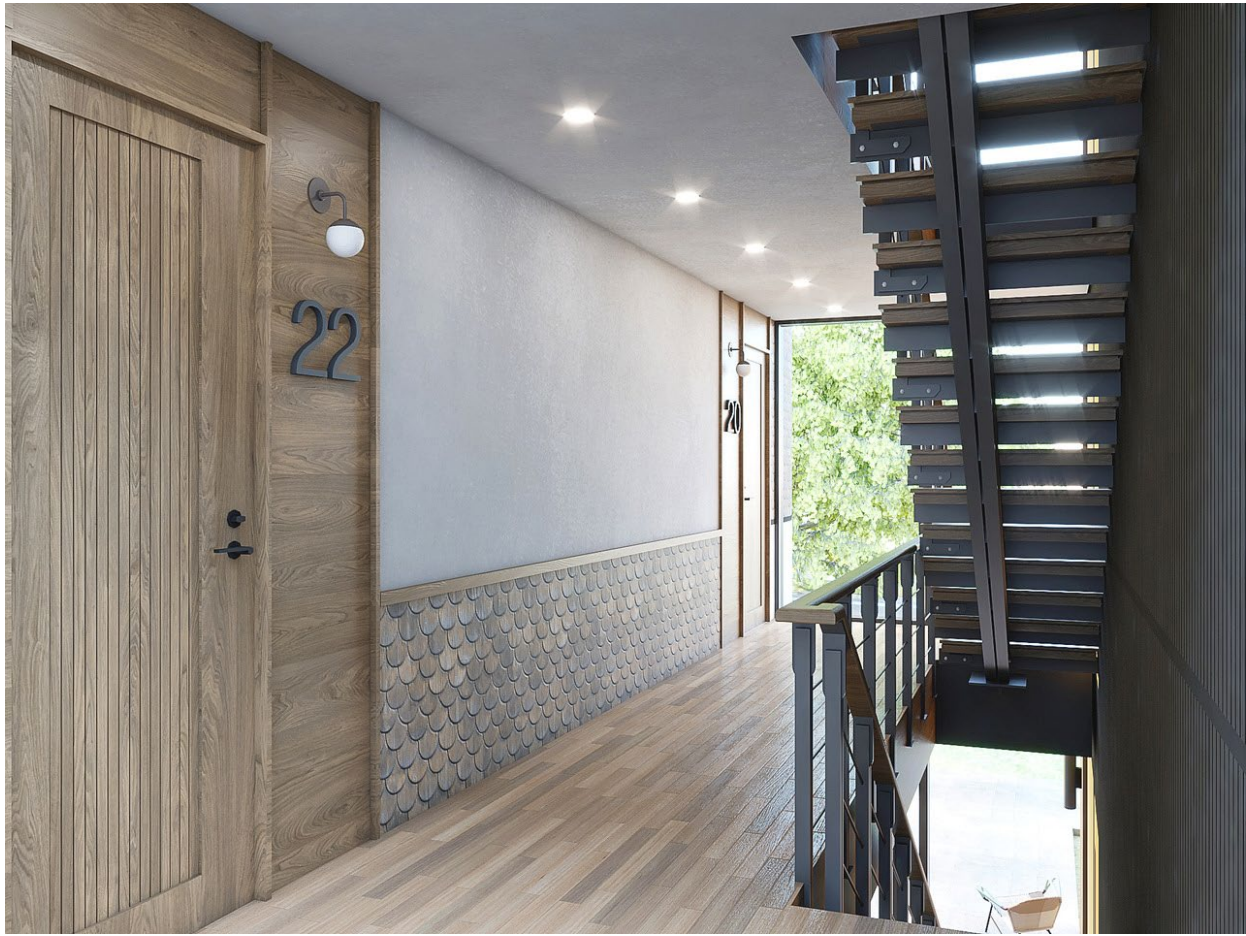
Lastly, I have an update on the intent of Affordable Units for the project. The owner has been working with the Department of Housing Stability in identifying a path moving forward for the affordable units. In general, Denver requires a project of this scale to provide 8% of units to be at 60% AMI (Annual Median Income) for the area. However, the owner is pursuing currently providing 22% of the units at 80% AMI target. So twice as many units required (almost 3 times) but at a higher AMI target. Given the AMI for the area, the owner feels this might be a better way of providing a higher number of affordable units while still hitting current needs with build costs. Let me know if you have any more questions here as this process is a bit longer and will solidify more in the coming 6-12 months.

Thank you and chat soon,

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On Nov 28, 2023, at 8:53 PM, Nick Young <nick@thinkingmodern.com> wrote:

Thank you for responding so quickly.

Yes. The small vacant lot to the south (adjacent to 40th Avenue, on the north side) was purchased along with the lot directly to the north of which currently has a single family home on the lot. In regards to affordability, 10% of units are required to be at 60% of the areas AMI (Area Median Income) with Denver's new Affordable Housing Initiative. So in general, any projects that will happen in Denver that are over 10 units will have this moving forward. However, for this project, the owner is looking at offering 25% of the units currently to hit this same AMI target. So 2.5 times the required amount. In general however, due to the size of the units, the intent all units will be more cost effective than a 1-2 bedroom new home in the area at current market rates.

In regards to parking, please see the site plan/1st floor plan in the link below of the schematics. As of now, the project is offering 8 parking spaces. These parking spaces are in line with zoning standards relative to the unit sizes that are being presented. I'm happy to go over this in a Zoom if anyone is interested as there are quite a few nuances to parking requirements in the zoning code.

In regards to traffic, the low number of units does not trigger a required traffic study for the project at this time. However, we've done similar sized projects with similar context (size of streets in regards to traffic flow) and I'm happy to discuss what we found in similar traffic studies for this scale of a project when they were required.

For sound, I don't believe I can speak to that too much as I suppose that is quite subjective with whomever decides to live in such units. I can say from a design perspective though of the building, zoning regulations require larger setbacks as well as larger upper story setbacks (meaning as the building rises in height, it steps back further) from the adjacent single family lot to the north and west. For instance, on the north of the building, it will have a 10' setback from the property line for the two first stories and then a 25' setback for the 3rd story. We have consciously not provided roof decks either for the building. This will keep the entry point for the units more cost effective as well as not offer any undesired roof decks peering over into adjacent properties.

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On Nov 28, 2023, at 5:33 PM, lomeliluzo <lomeliluzo@comcast.net> wrote:

So as I am understanding this, the empty lot and the house next to it were bought and the house will be demolished for these supposedly affordable units right. Where is parking going to be added for all this units. What is the impact going to be for neighbors on traffic on this street. Noise level, single family, for singles only, etc.

Sent from my T-Mobile 5G Device

----- Original message -----

From: Nick Young <nick@thinkingmodern.com>

Date: 11/28/23 4:57 PM (GMT-07:00)

To: Nola Miguel <nola@ges-coalition.org>

Cc: Carol Briggs <carolbriggs1894@gmail.com>, Kaitlin Lucas <ktlucas@gmail.com>, lomeliluzo <lomeliluzo@comcast.net>, carranzajac8@hotmail.com,

Maria De Luna <maria@ges-coalition.org>, Ana Varela <ana@ges-coalition.org>

Subject: Re: 4001/4021 Fillmore Street - Residential Affordable Unit Building and Rezoning Process

O lovely. Thanks for the intro Nola.

Link: <https://we.tl/t-VmRFEfg0Hh>

Good day Everyone, my name is Nick and I own MOD Architecture + Design. We are the architects for the project in question at the above address. Info below on a project that our client (the owner of the above lots) is pursuing.

Link above is to the current schematics of the project. The project's intent is to propose a 3 story building offering 32 units. The units, as of now, will be a combination of rentals and sellable units which is what we are hearing the district's desires are in regards to new homes. Meaning, affordable rentals AND for sale units. We were trying to fit a reasonable number of units while still offering nice functional units while attempting to keep the entry point lower for units in general as well. I believe the schematics and 3D renderings also do a good job of conveying the care we home to have in regards to finishes for end consumers.

In regards to improvements along the street, we have been following the 40th and Colorado Next Steps Study (Plan). So rather than do the minimum 5' walk required and tree lawn on the south, we will be providing a 10' wide walk to be in line with the end game goals for the 40th Avenue Corridor per this plan. Now, enough time has gone by since this plan was drafted, we'd love to hear neighbors thoughts on these improvements. At the end of the day, we as the design team get to place on drawings that the City reviews and luckily, they almost have to adhere to in the field come construction. So we'd love to receive input of what the neighborhood needs, put it on paper to really hold the builder one day accountable for what is desired.

Overall, I'm totally around for a Zoom later this week. I can fly everyone around the 3D model if you'd like to see the project in more detail. I can also speak to the Affordability of the units and conversations we've had around the number of Affordable options that pertain to the Affordable Housing Ordinance. Please let me know if anyone would be interested in that. Or feel free to just pepper me with authentic thoughts/conversations!

Thank you Neighbors,

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On Nov 28, 2023, at 4:23 PM, Nola Miguel <nola@ges-coalition.org> wrote:

Hi Nick, Im connecting you with some neighbors that live close on this email. If you could send (apologies if resend) information about the project and maybe some basic questions (how many units, how much affordability, where will people park, how will you lease or sell up?) etc. If people are interested Im happy to help set up a zoom call.

Thanks,
Nola

On Tue, Nov 28, 2023 at 4:18 PM Nick Young <nick@thinkingmodern.com> wrote:
Nola,

Just following up on the below email as well as a text I sent your way (via your voicemail recommendation).

Would you have time to discuss this tomorrow please?

We have a hearing next week for the rezone process for this project and we'd love to get your thoughts before having that hearing.

Thank you,

Nick Young
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nick@thinkingmodern.com

On Nov 17, 2023, at 9:02 AM, Nick Young <nick@thinkingmodern.com> wrote:

Nola,

I received your email from multiple sources. Hopefully this works well!

My name is Nick Young and I own MOD Architecture + Design. We do a number of residential design projects a year throughout Denver. I have attached a project we have been working on at the corner of East 40th Avenue and Fillmore Street. We started the project years ago but we are finally gaining some traction and continuing to move forward.

Link to attachment: <https://we.tl/t-hF9BjSL0Ad>

- Sorry, too large to attach to this email. Please download as link will expire.

Would you have time to go over the project in person or via Zoom? Being the designers, we've found that going through the rezone process really allows us to design buildings that the owners (our clients) really have to adhere to and build correctly by what is proposed. That being said, neighborhood input on the front end is great as it gives the pulse and authenticity the area desires while also making it clear on drawings what the owner must build. We've had success with this in District 3 recently and as a design group, we love the win-win.

In our meetings with an RNO there in your district, as many throughout the City, we've been informed more affordable housing is a strong desire. I'd like to share the scale of the project and scale of affordable units that are being designed at the moment for the building. Also, in our process with the Planning Board in our first Rezone hearing, we were able to identify improvements desired through the 40th and Colorado, Next Steps Study/Plan. Through this, we have actually changed up the entire Right of Way improvements on the south of the lot to adhere to these guidelines which seem nice. (a 10' detached sidewalk on the north side of East 40th Avenue, larger tree lawn, etc.).

I am quite flexible on days and times so if something works well for you and your team to meet. Let me know and I'm there. I can bring prints for everyone if in person.

Thanks so much. Chat soon,

Nick Young

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