

From: Nick Young nick@thinkingmodern.com
Subject: Re: 4001/4021 Fillmore Street - Residential Affordable Unit Building and Rezoning Process
Date: November 28, 2023 at 8:53 PM
To: lomeliluzo lomeliluzo@comcast.net
Cc: Nola Miguel nola@ges-coalition.org, Carol Briggs carolbriggs1894@gmail.com, Kaitlin Lucas ktucas@gmail.com, carranzajac8@hotmail.com, Maria De Luna maria@ges-coalition.org, Ana Varela ana@ges-coalition.org



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:

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