

DESIGNING FOR IMPACT

MULTI-FAMILY
AFFORDABLE
HOUSING PROJECTS

STUDIO 646
ARCHITECTURE



20
25

10 YEARS IN
BUSINESS

12 TEAM
MEMBERS

20 YEARS OF
EXPERIENCE



FIRM INFO:

Studio 646 Architecture, LLC
301 Commercial Road, Suite B
Golden, Colorado 80401
646arch.com

PRIMARY CONTACTS:

Eric Blase, AIA, LEED AP
Founding Principal
eblase@646arch.com
Office: 303.284.1276 X 101
Cell: 720.297.9416
Fax: 303.333.8129

Steve Mason, Partner
Senior Designer
smason@646arch.com
Office: 303.284.1276 X 102
Cell: 720.939.7109

Emily Zoetewey
Marketing Coordinator
ezoetewey@646arch.com
Office: 303.284.1276 X 117
Cell: 720.713.8420

ABOUT US

Studio 646 was founded in 2015 with the credence that a smaller firm could provide better service, lower fees and an authentic and rewarding experience for both our clients and our employees.

As a small firm of 12 employees, we believe our size allows for a personal touch that relies on collaboration and engagement from the entire studio. With everyone in the same room, we are able to leverage each employee's superpower while avoiding a larger firm's inherent divisions and the constant rotation of staff as projects come and go.

At our core, we believe housing is a fundamental human right. Every individual and family deserves access to quality, affordable housing. What truly drives our passion, however, is the potential for housing to be much more than just a safe, comfortable place to live.

We believe that where people live can empower them, provide economic opportunity, and foster a sense of self-worth. A home can inspire and create opportunities for building community. That's why we're dedicated to designing inclusive spaces that cultivate a sense of belonging—housing that supports social, emotional, and physical wellness. We focus on creating environments that are safe, enduring, and enhance the fabric of the community.

PROJECT EXPERIENCE

PROJECT TYPES

NEW CONSTRUCTION

New construction is where Studio 646 brings the most depth of experience. Our portfolio includes a wide range of multifamily projects—from smaller infill developments to large-scale communities with robust amenity packages. We've partnered with both local housing authorities and private developers to deliver high-quality, efficient, and community-focused housing solutions across Colorado.

RENOVATION / REHABILITATION

Studio 646 has a strong track record of revitalizing affordable housing communities through thoughtful renovation and rehabilitation work. We've recently completed two major renovation projects—Caesar Square and Belmar Groves—and are currently working on Willow Park, a redevelopment for Aurora Housing Authority. These projects focused on improving livability, safety, accessibility, and energy efficiency, while preserving affordability and strengthening community connections.

In addition to large-scale projects, Studio 646 has served as an on-call architect for the Denver Housing Authority (DHA), completing numerous smaller renovations across their portfolio. We are also on the on-call list for Metro West Housing Solutions. Our team understands the nuances of working in occupied communities, phasing construction, and navigating public agency requirements—all while delivering lasting, resident-focused improvements.

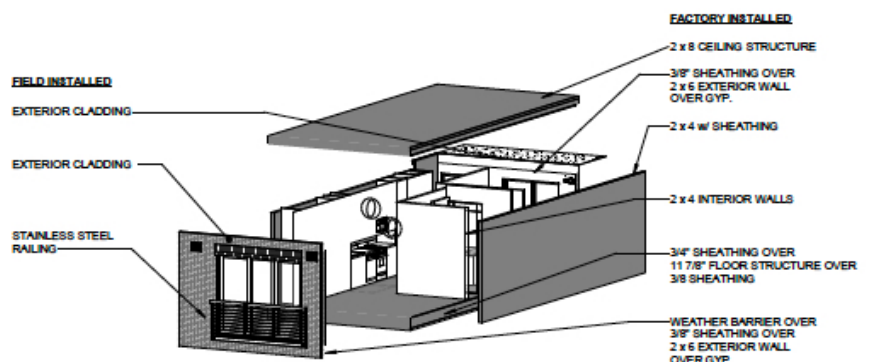
MODULAR / ALTERNATIVE CONSTRUCTION

MODULAR CONSTRUCTION

Studio 646 has navigated the full modular design and permitting process twice in the City of Denver. While neither project ultimately proceeded with modular construction due to challenges with city approvals, our team gained valuable insight and experience through both efforts. In addition, several members of our staff have worked on multiple modular projects while at previous firms—including five factory-built modular lodges. One such project, located in a remote area with a limited labor force and a short building season, successfully leveraged modular construction to accelerate delivery. It's estimated that this approach shortened the overall construction timeline by approximately two years.

PANELIZED WALL SYSTEM

Studio 646 has experience working on projects in Denver that incorporate panelized wall systems. These exterior wall panels were manufactured off-site, significantly reducing the on-site construction footprint and overall build time. Delivered with pre-cut openings, installed insulation, and a weather barrier already in place, the panels enhanced both energy efficiency and construction speed—streamlining assembly and supporting a more efficient building process.



SUN VALLEY - SOL

DENVER, CO



CLIENT

Denver Housing Authority

REFERENCE

Joseph Iannuzzi

Senior Development Manager

jiannuzzi@denverhousing.org

720.932.3198

SIZE

Building 1: 130 Residential Units

19 Live / Work Units =

133,908 sq.ft.

Building 2: 37 Residential units

33,327 sq. ft.

CONSTRUCTION COST

\$68,000,000

COMPLETION

May 2025

AWARDS AND FEATURES

LIHTC Funded in 2021

CENTER OF SUN VALLEY

At the center of the **Sun Valley neighborhood** redevelopment, the SOL block is envisioned as the pedestrian hub for the new community proposed by the Denver Housing Authority. With Fairview Elementary School to the north, the restored riverfront park to the east, and a farm stand to the west, SOL was designed to provide easy and **safe** access to all the amenities with dedicated **pedestrian thoroughfares**, dedicated bicycle highways, and **community gathering** plazas to foster **social wellness** and an economic marketplace.

The SOL block is comprised of two separate apartment buildings which are designed specifically for **family** residents. Each building has a variety of units available, from one bedroom up to four bedrooms.

HEALTH AND WELL-BEING

Design priority was placed on giving residents access to health and well being. The design team and DHA developed a Health Action Plan tailored to the SOL Block which guided design and operation strategies to give residents access to:

Mental Health | Respiratory Health | Heart and Physical Health | Economic Health

This process resulted in design elements which give residents opportunity to access a **healthy and vibrant life**. Live / work units were designed to be available to resident's seeking **business opportunities**. Marketplace zones were placed to encourage and generate business success. **Co-working spaces** were created and made available throughout the building.

Within each building, community spaces have been carefully crafted to give residents additional space to study, work, or gather with friends. Outdoor landscape zones have been designed on the rooftop and at the ground floor to allow residents to **connect with nature** in the **community gardens** or learning in the apiary. Residents can work on heart health on the outdoor exercise circuit or **mental health** by walking the **educational** landscape park at the ground floor.

Due to an average inflation rate of 5.03% between 2021-2025, Sol has been under budget for the entirety of the project. The estimated completion date for both buildings was June 2025, however they were finished ahead of schedule in May 2025.

SAGE CORNER

LAKEWOOD, CO



CLIENT

Metro West Housing Solutions

REFERENCE

Brendalee Connors
Chief Real Estate Officer
brecon@mwhs.org
303.987.7820

SIZE

43 Apartment Units ≈ 1900 Sq. Ft.

CONSTRUCTION COST

\$9,300,000

COMPLETION

May 2021

AWARDS AND FEATURES

- 2021 Colorado NAHRO Award
- LIHTC 9% Tax Credit Funding
- Sustainability: Enterprise Green Communities & Energy Star
- Health & Wellness: Awarded Playground Grant by Colorado Health Foundation

BRIDGING THE HOUSING GAP - SUSTAINABLE, FAMILY-ORIENTED DESIGN

Sage Corner is a 43 unit, three story walk-up apartment building. This project is on an urban-infill site providing affordable housing for families near the heart of the City of Lakewood. This project offers the only affordable housing within a 2-mile radius at the time of construction. The project offers **rent pricing based on 30% - 60% AMI helping to bridge the housing gap and provide a diverse and vibrant community.**

Sage Corner is in a phenomenal location with parks, schools, recreation centers, transit, and shopping centers. With great amenities nearby, this project has a strong family orientation with an abundance of 2-bedroom and 3-bedroom unit types. Sage Corner offers an elegant and efficient design on a compact site providing additional outdoor amenity spaces like a landscaped plaza with BBQ grill, children's playground, community gardens, and covered and secured bicycle storage. The project also **includes a large solar array on the roof providing sustainable energy and lower tenant utility bills.** The project also boasts indoor amenities with a large community space, kitchenette, and management offices adjacent to the outdoor plaza and playground allowing the space to feel open to the outdoors.

The aesthetic of this building fits well within the neighborhood with **timeless materials like brick, wood-look cementitious siding, and metal panels.** The north facade runs parallel to Jewell Avenue and provides sweeping views of Kendrick Lake Park across the street and the north-west front range mountains and north-east towards the Denver skyline. The north-facing level 1 units offer front porches with access directly outside providing a quick walk to Kendrick Lake Park. The units are designed to be **bright, open, and efficiently laid out.** With a higher concentration of 2-bedroom and 3-bedroom units, this project offers large kitchens that open directly to the dining and living rooms with large windows. The project provides ground-floor accessible units meeting FHA requirements.

EMERSON FLATS

DENVER, CO



CLIENT

Del Norte Neighborhood
Development Corporation

REFERENCE

Diane Vollmer
Deputy Director
dvollmer@delnortedc.org
303.477.4774 x 22

SIZE

21 Units / 11 parking spaces

CONSTRUCTION COST

\$6,400,000 [original sum 2018]
\$6,680,000 [actual sum]

COMPLETION

August 2020

AWARDS AND FEATURES

- LIHTC 4% awarded in 2017
- Nominated for Housing
Colorado Eagle Award

URBAN INFILL THAT HONORS THE PAST AND SUPPORTS THE FUTURE

Emerson Flats is an urban infill multi-family project in the Capitol Hill neighborhood of Denver. This vibrant neighborhood consists of Morey Middle School across the street from the site, numerous shops and restaurants as well as healthy lifestyle services all within walking distance. In keeping with the mission of Del Norte, the project provides **affordable housing** and preserves the neighborhood's historical context by using both masonry and warm wood tones to align with the **context of the existing neighborhood**. The building consists of a concrete podium with one level of amenity space and parking with four stories of wood framing above. The fourth story steps in 10 feet on each side providing a relationship to the three and four story existing structures that flank the building.

Designed with families in mind, the project consists of twelve 2 bedroom / 2 bathroom units, six 3 bedroom / 2 bathroom units, and three 1 bedroom / 1 bathroom units. The units each have large living spaces where **family can congregate and spend time together**.

The secured parking area under the podium features both bike and stroller storage. A shared laundry facility located on the first floor provides an opportunity for tenants to get to know one another. The community space with kitchen offers a place where tenants can gather to learn new skills through classes offered by Del Norte. Through community involvement and integration into the existing urban fabric, Emerson Flats is a **positive contribution to the neighborhood**.

Due to the complexities of COVID-19, this project had delays with appliances and cabinets. The actual completion date pushed two months to allow for finishes.

BELMAR GROVES

LAKEWOOD, CO



CLIENT

Metro West Housing Solutions

REFERENCE

Brendalee Connors
Chief Real Estate Officer
brecon@mwhs.org
303.987.7820

SIZE

118 Apartment Units =
105,930 sq. ft.
Renovated Community Space
with Addition =
4,495 sq. ft.

CONSTRUCTION COST

≈ \$25,700,000

COMPLETION

JUNE 2025

AWARDS AND FEATURES

- LIHTC 4% Tax Credit Funding
- Sustainability: Enterprise Green Communities & Energy Star
- Nominated for Housing Colorado Eagle Award

REVITALIZED COMMUNITY IN THE HEART OF LAKEWOOD

The transformation of Belmar Groves, a 118-unit affordable housing community originally built in 1972, demonstrates the power of thoughtful rehabilitation to renew not just buildings, but the lives and neighborhoods they serve. This redevelopment modernized aging infrastructure into a vibrant, welcoming place that residents are proud to call home. Through a re-syndication of Low-Income Housing Tax Credits (LIHTC), affordability was expanded to better serve the community—lowering income thresholds from 60% AMI across the board to a mix of 30%, 40%, and 50% AMI units, making the community more inclusive and equitable.

Interior renovations included complete updates to kitchens, bathrooms, flooring, lighting, and major systems like plumbing and HVAC. Exterior improvements brought new siding, windows, doors, and roofs, while the addition of new gathering spaces and a refreshed clubhouse have fostered a stronger sense of community. Accessible units were added for the first time, and the entire site was upgraded to improve accessibility, including leveled sidewalks and newly connected street access.

The project was shaped by collaboration. The City of Lakewood partnered on a sidewalk connection that once dead-ended into a fence but now serves as a safe, landscaped pedestrian route. For the neighborhood, a formerly fenced-off edge of the site was reimagined as a welcoming streetscape with front doors and landscaping—improving both the resident experience and the broader community aesthetic.

While challenges arose—including an unexpected change in QCT designation that halted plans for new construction, and a lengthy site plan approval process for the clubhouse addition—the team adapted quickly, shifting to a 4% financing model and phasing the rehabilitation to keep momentum. Each phase brought lessons and required flexibility, especially in addressing hidden conditions typical of buildings from that era.

Belmar Groves today is not just more beautiful—it's more accessible, more inclusive, and better connected to the city it calls home.

CAESAR SQUARE

WHEATRIDGE, CO



CLIENT

Foothills Regional Housing

REFERENCE

Howard Wright
Construction Manager
hwright@foothillsrh.org
303.442.8600

SIZE

108 Apartment Units
≈ 5-acre site
≈ 1900 Sq. Ft. Indoor Amenity Space

CONSTRUCTION COST

≈ \$6,000,000

COMPLETION

Spring 2022

AWARDS AND FEATURES

- LIHTC 4% Tax Credit Funding
- Sustainability: Enterprise Green Communities & Energy Star

COMMUNITY-FOCUSED RENOVATION AND SITE REDESIGN

The Caesar Square project involved the renovation of five two-story apartment buildings and the addition of a new community building, offering a meaningful opportunity to enhance residents' quality of life. Through a reimagined site plan, upgraded units, and thoughtfully designed indoor and outdoor community spaces, the project focused on improving social wellness and overall livability.

Located in Wheat Ridge near parks, shopping, and the I-70 corridor, Caesar Square offers primarily one- and two-bedroom units for low-income residents, with rents affordable to households earning between 30% and 80% of the Area Median Income (AMI). Prioritizing resident safety and comfort, the redesigned site improves circulation, lighting, and accessibility, while incorporating new outdoor amenities. The layout was reconfigured to emphasize pedestrian safety by limiting vehicle access, adding speed humps, and increasing on-site parking. A new centrally located community building anchors the site and serves as a hub for resident activities.

The community building provides flexible spaces for learning and connection, including a community kitchen, computer lab, indoor gathering areas, and an event space for resident celebrations. Adjacent outdoor amenities include a toddler play area, a big-kid playground, bicycle track, community gardens, basketball court, blacktop play zones, and shaded picnic and gathering areas—all centrally located to encourage interaction and inclusion.

Apartment renovations focused on accessibility improvements, including the addition of accessible units, and full upgrades to kitchens and bathrooms. Entrances to enclosed-corridor buildings were redesigned with new materials and large storefront windows to create bright, welcoming entryways. Exterior community courtyards were refreshed with updated landscaping, new sidewalks, patio connections, and improved lighting to enhance the shared outdoor environment.

WILLOW PARK

AURORA, CO



CLIENT

Aurora Housing Authority

REFERENCE

Sarah Buhr (Now with South Metro Housing Options)

Real Estate Development Manager

sbuhr@smho.co

720.726.5066

SIZE

16 Unit Townhouse Renovation

18 Unit Apartment Building

CONSTRUCTION COST

Estimated \$15,500,000

COMPLETION

Ground Break: Spring 2024

Est. Completion: Summer 2025

AWARDS AND FEATURES

- LIHTC 4% Tax Credit Funding
- Sustainability: Enterprise Green Communities & Zero Energy Ready Homes (ZERH) Energy Star

REVITALIZING HOMES, STRENGTHENING COMMUNITY

Willow Park is a community-driven initiative in Aurora, Colorado, dedicated to addressing the need for affordable housing. This project involves two main components: the renovation of 16 existing townhouse-style rental units and a new construction building on site. The new building will provide 18 additional housing units, specifically designed to meet the needs of low-income families in the area. By expanding housing options, we aim to create a more inclusive and supportive community for all residents of Willow Park. This project is much needed and well desired by the City, who in addition to CHFA funding, has vested local tax dollars into improving the site and adding affordable units.

In addition to providing 18 new affordable housing units, Willow Park is undergoing exciting amenities upgrades. These include a new leasing office suite, a versatile community space, and an outdoor gathering area. We're also improving safety with better site lighting and crosswalks, enhancing the playground and basketball court, and introducing community gardens for residents to enjoy. These upgrades will not only improve the quality of life for current residents but also create a more inviting environment for future families.

As part of the Willow Park project, we are renovating 16 existing townhouse-style buildings to improve the living conditions for residents. The renovations include systems and plumbing upgrades and repairs, new interior finishes, new flooring, new kitchen cabinets, countertops, and appliances, new stair railings, and new bathrooms. Additionally, we are implementing more energy-efficient building envelopes to help residents save on utility bills. These renovations will not only enhance the aesthetic appeal of the buildings but also ensure a more comfortable and sustainable living environment for all residents.

THE NIGHTINGALE

DENVER, CO



CLIENT

Highland Development Company

REFERENCE

Paul Malone

President

pmalone@highlanddevelopmentco.com

720.642.7311

SIZE

39 Condo Units

COMPLETION

Summer 2022

URBAN LUXURY MODULAR

Perched on the edge of the Uptown Hospital District, the Nightingale is named in honor of Florence Nightingale, the pioneer of modern nursing, and serves as a tribute to the city's hard-working healthcare providers. Built as an infill project, the Nightingale contains 39 upscale condos. A variety of layouts ensure optimum comfort, with a mix of studios, 1-bedroom/1-bathroom, and 2-bedroom/2-bathroom units.

The Nightingale was designed as a modular building incorporating 15'-0" wide by 34'-0" long prefabricated boxes, placed over a crawlspace/basement. The first level consisted of a unit box and interior corridor, with a second field-built wall providing fire-resistant separation between the residential areas and the parking garage. The second and third levels contained the unit boxes, each with an exterior egress corridor. The modular design facilitates a seamless connection between the structural elements and the overall aesthetic of the building.

To accommodate the building's exterior egress corridors, shafts were integrated into the unit boxes, aligning vertically to stack for plumbing and mechanical runs. This design enables more efficient utility distribution across the building, reducing the need for complex internal systems and further streamlining the construction process.

The permitting process included reviews by the State of Colorado and the City and County of Denver building departments, ensuring compliance with all necessary regulations and standards for the project. This thorough review process ensured the building's design and construction met the highest standards of quality and safety.



SIGNALMEN

DENVER, CO



CLIENT

Highland Development Company

REFERENCE

Paul Malone

President

pmalone@highlanddevelopmentco.com

720.642.7311

SIZE

52 Apartment Units

COMPLETION

May 2021

MODULAR DESIGN



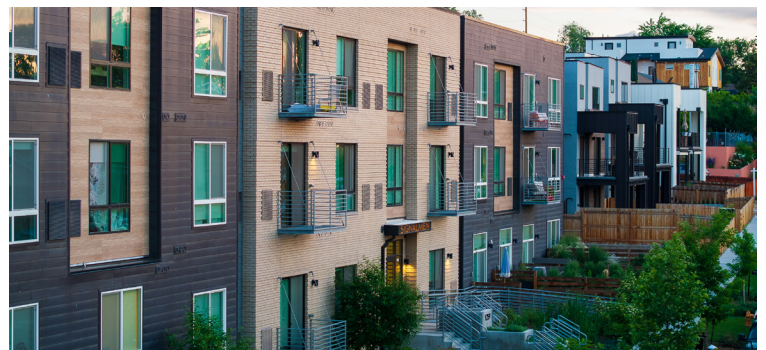
MICRO-UNIT MODULAR APARTMENTS

Signalmen Apartments offers a modern, functional living experience, blending aesthetic design with practical urban living needs. The architecture combines sleek, contemporary elements with an emphasis on natural light and open layouts, creating spaces that feel both spacious and inviting.

The building was conceived as a modular structure, featuring 52 units across a mix of two-bedroom, one-bedroom, and studio apartments. The modules vary in width, with the two-bedroom and studio units measuring 13'-0" wide, while the one-bedroom units are 15'-0" wide. Each module is approximately 30'-0" in length, with a 5'-0" wide internal corridor. To optimize plumbing and mechanical systems, the corridor walls are constructed with 2x8 studs. The building's mechanical systems include VTACs (Vertical Terminal Air Conditioners) in the individual units and fan coils in the corridors, ensuring consistent comfort throughout.

The modular units are situated above a basement level that houses a fitness center and a crawl space. On the first floor, the modules are designed as residential units with internal corridors and designated storage spaces. A field-built wall provides the necessary fire-resistive separation between the residential units and the parking garage.

Signalmen Apartments exemplifies the intersection of architectural innovation and the needs of urban residents. Its design achieves a perfect balance of luxury and functionality, providing a dynamic, comfortable environment that suits the lifestyle of today's city dwellers.



THANK
YOU

20
25

STUDIO 646
ARCHITECTURE

