



48th & RACE
4800 RACE STREET
DENVER, COLORADO

COLUMBIA
VENTURES

JKJ
NORRIS DESIGN

HKS
HARRIS
LYNCH
SMITH

S
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R
K
S
ARCHITECTS



WEST ELEVATION
SCALE = 1:30



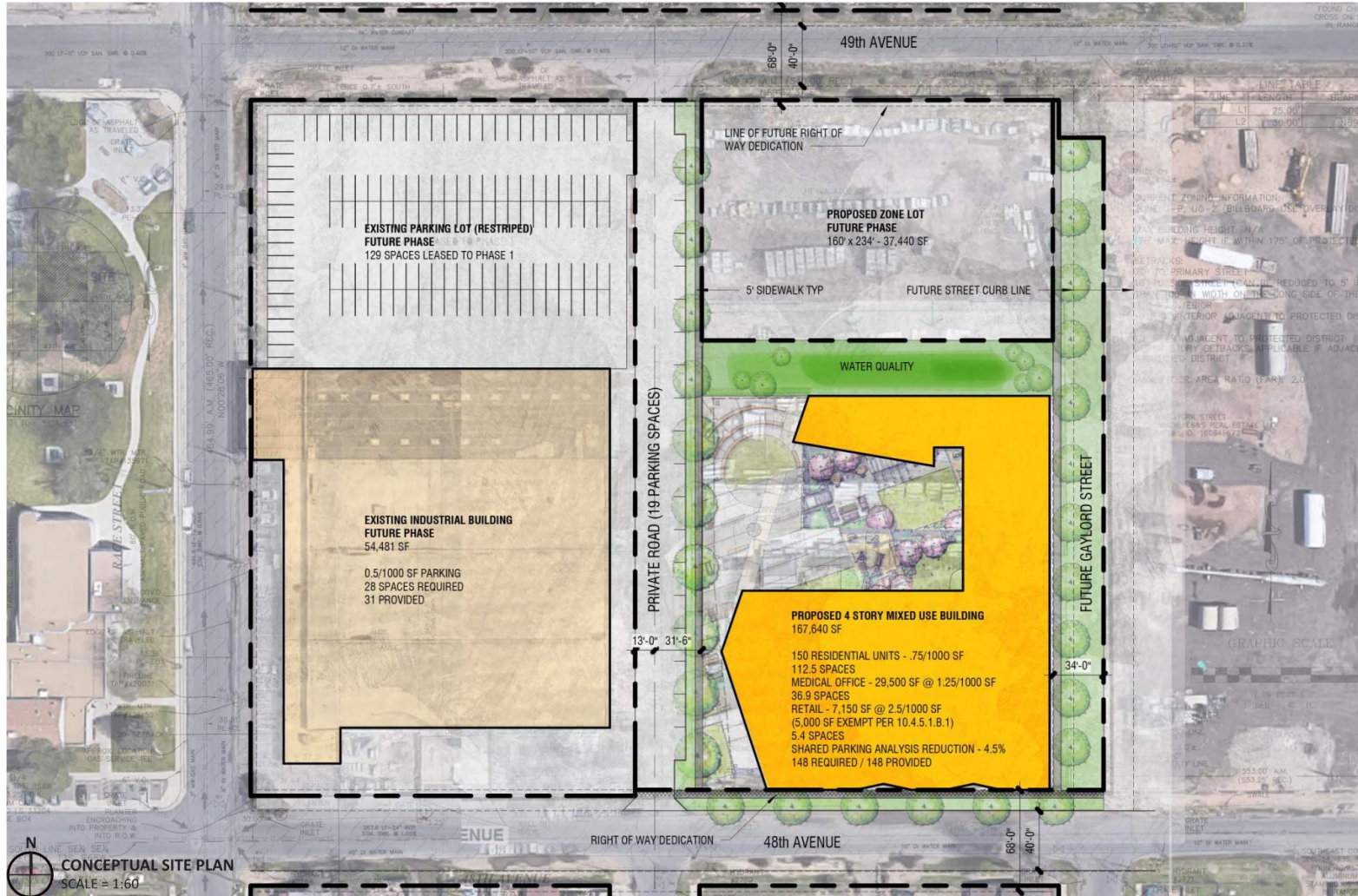
SOUTH ELEVATION
SCALE = 1:30

HKS
HARRIS
MYHR
SMITH
ARCHITECTS

NORRIS DESIGN

COLUMBIA
VENTURES

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LEVEL 1 FLOOR PLAN
 SCALE = 1:30

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COLUMBIA
 VENTURES

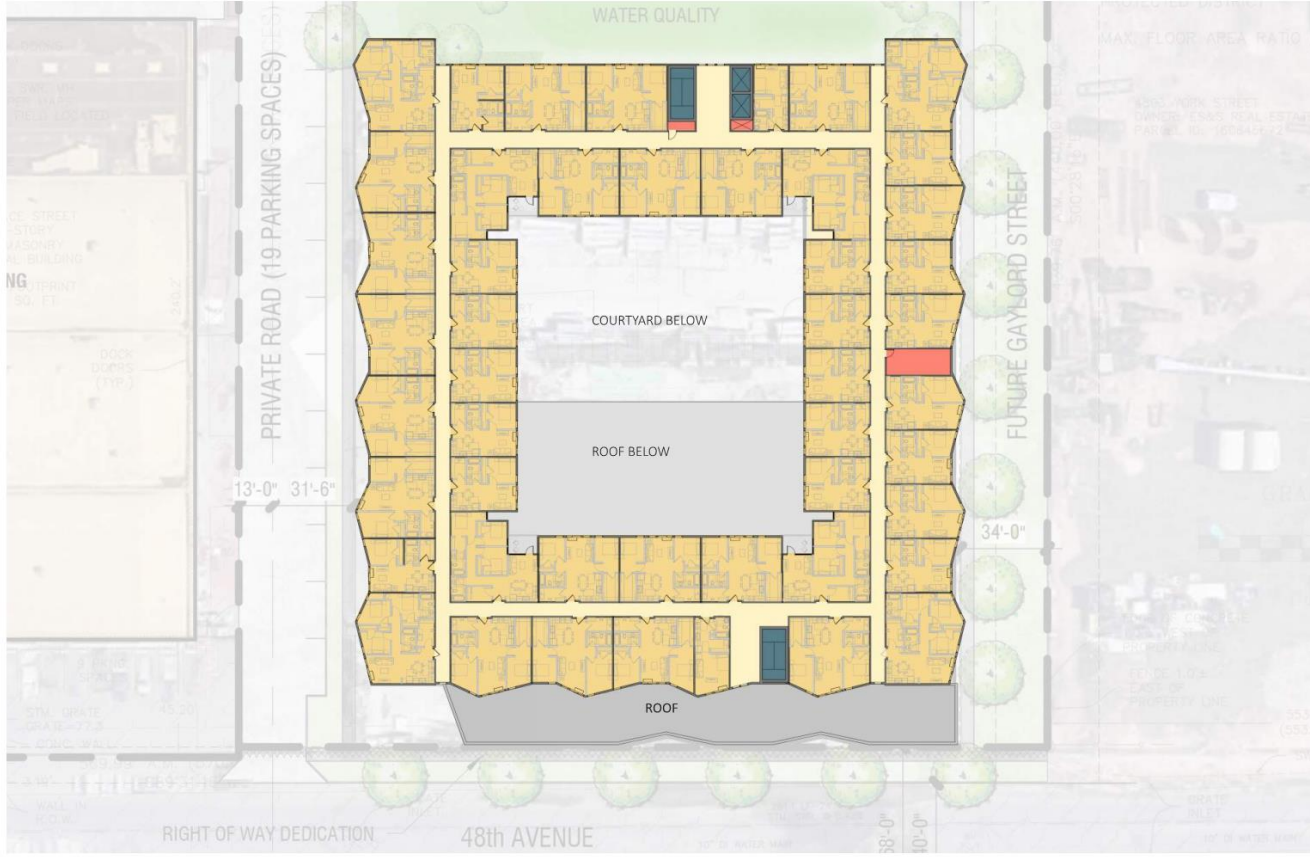

NORRIS DESIGN


HKS
 HARRIS
 KOCHER
 SMITH

S H O P W O R K S
 a r c h i t e c t s




LEVEL 2 FLOOR PLAN
 SCALE = 1:30




LEVEL 3 & 4 FLOOR PLAN
 SCALE = 1:30

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Unit Types and Affordability

Information Presented in November

Bedrooms:	0BR	1BR	2BR	3BR	Total	AMI %
Area Median Income (AMI):						
30% AMI	2	2	2	2	8	5%
40% AMI	2	21	18	4	45	30%
50% AMI	-	-	-	-	-	0%
60% AMI	3	26	23	5	57	38%
70% AMI	-	-	-	-	-	0%
<80% AMI	1	18	17	4	40	27%
Total	8	67	60	15	150	100%
Bedroom Mix Percentage:	5%	45%	40%	10%		

Updated Information

Bedrooms:	0BR	1BR	2BR	3BR	Total	AMI %
Area Median Income (AMI):						
30% AMI	3	22	12	8	45	30%
40% AMI	-	-	-	-	-	0%
50% AMI	2	13	9	6	30	20%
60% AMI	-	-	-	-	-	0%
70% AMI					-	0%
<80% AMI	3	32	25	15	75	50%
Total	8	67	46	29	150	100%
Bedroom Mix Percentage:	5%	45%	31%	19%		

Unit Types and Affordability

Bedrooms:	0BR	1BR	2BR	3BR	Total	AMI %
Area Median Income (AMI):						
30% AMI	3	22	12	8	45	30%
40% AMI	-	-	-	-	-	0%
50% AMI	2	13	9	6	30	20%
60% AMI	-	-	-	-	-	0%
70% AMI					-	0%
<80% AMI	3	32	25	15	75	50%
Total	8	67	46	29	150	100%
Bedroom Mix Percentage:	5%	45%	31%	19%		

Unit Types and Affordability



1 Bedroom

1 BR - 2 people	30%	50%	< 80%
Maximum Income	\$21,600	\$36,000	\$57,550
Maximum Payment	\$506	\$843	\$1,350
Utilities	-\$62	-\$62	-\$62
Paid Rent	\$444	\$781	\$1,288 \$1,223



3 Bedroom

3 BR - 4 people	30%	50%	< 80%
Maximum Income	\$26,950	\$44,950	\$71,900
Maximum Payment	\$701	\$1,168	\$1,870
Utilities	-\$88	-\$88	-\$88
Paid Rent	\$613	\$1,080	\$1,782 \$1,687