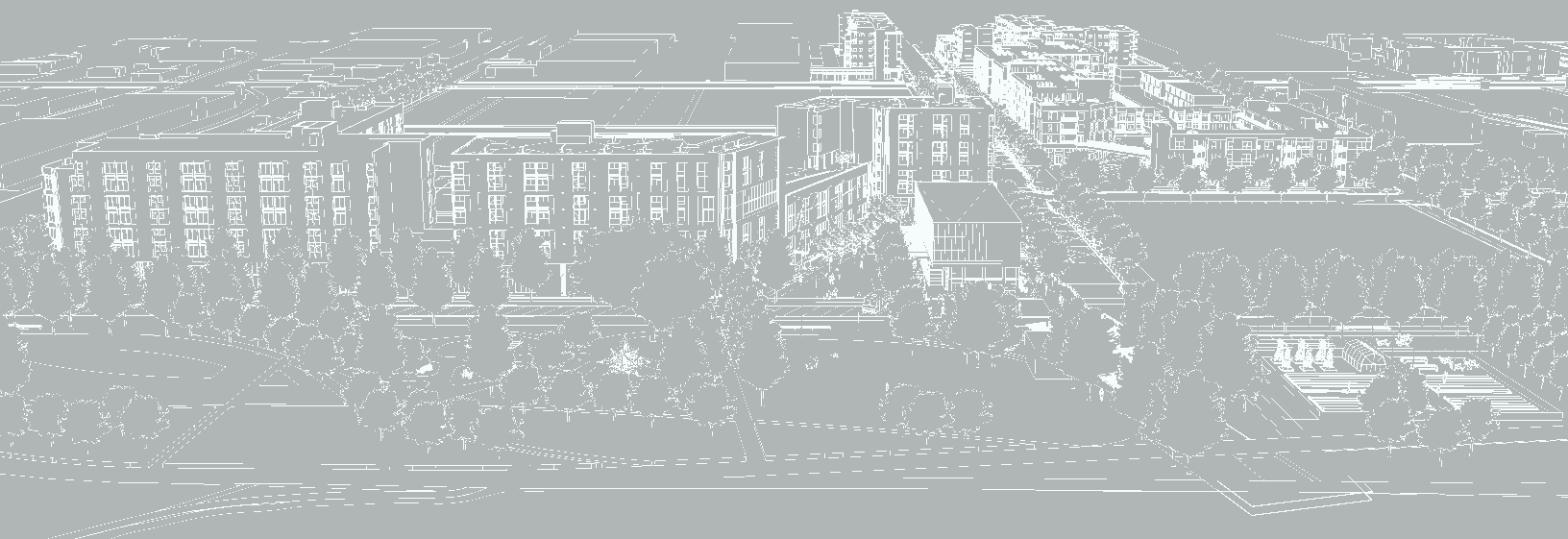




STUDIO 646

ARCHITECTURE

Multi-Family Affordable
Housing Brochure



STUDIO 646 ARCHITECTURE

Studio 646 Architecture strives for interesting, beautiful, and community-driven design. Through working respectfully and responsibly with clients, the team is able to deliver on the original passion and vision of a project. Although the process of designing begins with ink on paper, the team's progression combines the client's ideas with the expertise of Studio 646. Through this approach, the team believes they can improve the building, the block, the neighborhood, and the community through compelling design.

Studio 646 started with Eric and Steve collaborating in an effort to start their own architecture firm. Their previous experience in the field led them to believe that starting their own firm was a logical progression. The first step to reach this goal was working in an Airstream in Eric's home driveway. They then progressed to getting their own office in Golden, Colorado and gaining a highly qualified team of 18 in 9 years.



The work done at Studio 646 is diverse and unique. Studio 646 specializes in Multi-family projects that range from condo buildings, apartment building, and townhome communities. They also design many single-family and high-end custom homes. Along with these, Studio 646 has experience in many commercial building types, including restaurants. Their wide array of projects proves that they are willing to take on many tasks, large or small.

Studio 646's office provides a dynamic, yet professional atmosphere, always ensuring that their team members have the maximum amount of flexibility possible. All team members at Studio 646 strive to give all they possibly can to the business, while taking care of their families. Their philosophy is that work must always be balanced with other activities outside of the office.



Studio 646 Architecture is located in the foothills of Golden, Colorado, encompassing the true outdoor spirit of the state.



STUDIO 646 ARCHITECTURE

FIRM NAME AND ADDRESS

Studio 646 Architecture, LLC
646arch.com
301 Commercial Rd., Suite B
Golden, CO 80401

PRIMARY CONTACT

Eric Blase, AIA, LEED AP, Founding Principal
eblase@646arch.com
Office: 303.284.1276X101
Cell: 720.297.9416
Fax: 303.333.8129

PERSONNEL (TEAM OF 17)

Eric Blase, AIA, LEED AP - Principal Architect
Steve Mason, Partner - Senior Designer
Jaime McDonald, LEED AP - Associate
Edgar Llamas - Associate
Shannon Mulqueen - Associate
Toby Branch - Senior Architect
Andy Stein - Senior Project Manager
Mark Hammer - Designer
Kris Kelly - Designer
Jason Sisneros - Designer
Blythe Lee - Designer
Estevan Arellano - Designer
Jaxon Blase - Design Intern
Felicia Taft - Office Manager
Emily Zoetewey - Marketing Coordinator

PRACTICE AREAS



Multi-Family
Affordable Housing /
Mixed-Income Housing



Market-Rate Apartment
Buildings / Townhomes
/ Condominiums



Custom
Single-Family
Housing



Commercial
Buildings



ERIC BLASE, PRINCIPAL

AIA, LEED AP

Eric Blase, AIA, founded Studio 646 Architecture, LLC, with over 25 years of architectural experience. Eric has personally made affordable multi-family housing a focus in his career. He also has much experience in commercial architecture. Eric brings a wide skill set, along with expert experience to Studio 646 Architecture.

Eric is originally from Chicago, but relocated to the Denver area with his family. He is an urban farmer with goats, chickens, and bee hives on his property in Golden.

EDUCATION:

University of Illinois - Chicago
BA - Architecture

University of Colorado - Denver
Masters in Architecture

University of Colorado - Denver
Certificate in Design - Build

PROFESSIONAL HISTORY:

2015 – Present: Studio 646 Architecture;
Owner / Principal

2012 - 2014: Gensler/Oz Architecture;
Senior Project Manager

2005 - 2014: Humphries Poli Architects;
Associate

1996 - 2004: Neumann Homes;
Senior Project Manager

1994 - 1998: Enqvist Carpentry;
Carpentry Foreman

PROJECT EXPERIENCE:

The Col - Golden, CO

SOL - Denver, CO

Belmar Groves - Lakewood, CO

Sage Corner - Lakewood, CO

Emerson Flats - Denver, CO

Vert Lofts - Denver, CO

The Nightingale - Denver, CO



PROFESSIONAL HISTORY:

2015 – Present: Studio 646 Architecture;
Senior Designer / Partner

2002 – 2015: Gayle Berkey Architects;
Project Manager

STEVE MASON, PARTNER
Senior Designer

Steve Mason, Senior Designer and Partner, has always had a passion for design, and a desire to become an Architect. Steve has over 20 years of experience in the design of high-end custom residential homes throughout Colorado. Steve finds enjoyment in working with clients to help them achieve their goal of developing a unique and efficient design, from start to finish. Steve brings a variety of design style expertise and enthusiasm to Studio 646 Architecture.

Steve is a Colorado native and loves spending time with his family outdoors. He enjoys mountain biking, hiking, camping and playing with his new grandson.

SELECT PROJECTS:

Belmar Groves - Lakewood, CO

Sage Corner - Lakewood, CO

Caesar Square - Lakewood, CO

Colorado Mountain Custom - Parker, CO

710 Jackson - Denver, CO

35 S Grape - Denver, CO

STUDIO 646

ARCHITECTURE

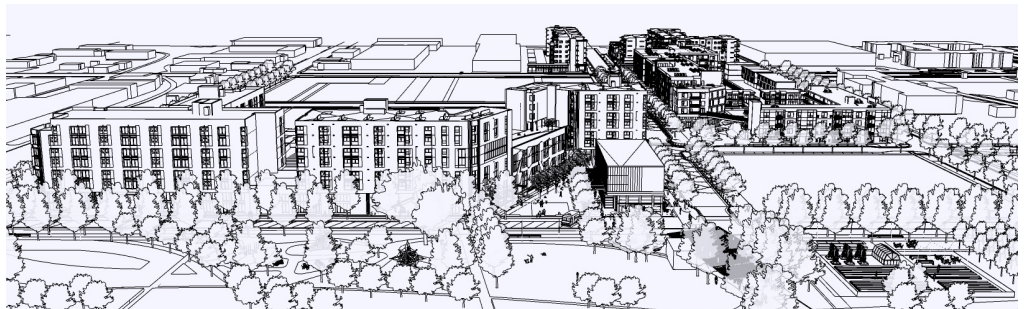
At Studio 646 Architecture, our primary focus is the planning and design of multi-family affordable housing. Our vision is that every individual or family should have access to quality and affordable housing. To realize this vision requires an inclusive, creative, and collaborative process. We have a breadth of experience in all aspects of planning, development, and design of affordable multi-family housing projects including rezoning processes, entitlement processes, permitting and code compliance, rehabilitation, community outreach, sustainable practices, and design and documentation. Our work includes multi-family, mixed use, multi-income apartments, townhomes and duplexes and associated community spaces. We have worked with numerous housing authorities in the Denver Metro area to provide the highest quality homes for the community they serve. In addition, we have experience in market rate projects of similar size and scope to many of the affordable projects we've also completed. We look forward to sharing our expertise and demonstrating how we can assist in meeting your goals with ingenuity and thoughtful creativity.



Aurora Housing Authority



Foothills Regional Housing



Denver Housing Authority



Del Norte Neighborhood Development Corporation



Metro West Housing Solutions

DESIGN APPROACH - REALIZING YOUR VISION:

Studio 646 strives to create thoughtful and vibrant place-based environments that enrich the lives of their users. We believe in a people-inspired design process and recognize that each project requires us to dig in and genuinely understand the needs, desires, idiosyncrasies, and passions of the community. This requires us to have the ability to listen as well as the ability to pivot when an idea misses the mark. We believe in public outreach and in the power of listening to the community and it is through this process that a responsive design emerges that reflects the community for which it serves. We believe that where one lives can contribute a sense of empowerment, economic opportunity and positive self-worth.

OBSERVE

OBSERVE

Observation stands as a pivotal step in our process. We assess the requirements of the community, the housing authority, and its residents. Our commitment involves continuous reassessment, staying attuned to evolving dynamics in the area, and adjusting to the changing needs of those who will call it home.

COLLABORATE

Collaboration is at the core of our operations. We engage with our team daily, fostering face-to-face interactions. Recognizing its pivotal role in any project, we consistently arrange meetings with both clients and consultants. Our objective is to cultivate trust and involve the project team in decision-making throughout the design and construction phases. Positive communication and meticulous coordination are vital for maintaining equilibrium in budget, program, and project schedule.

COLLABORATE

CREATE

CREATE

Our team strives to craft innovative and thoughtful designs that address the unique needs of the community and its residents. Each project benefits from the contribution of multiple team members, ensuring a diverse range of perspectives in the design process.

INSPIRE

The combination of the three key aspects in our process (Observe, Collaborate, Create) synergizes to allow us to achieve all our design goals.

INSPIRE



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. Indoor
Amenity Space

CONSTRUCTION COST

\$9,000,000

COMPLETION

Spring 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

SAGE CORNER

LAKWOOD, COLORADO

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.



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: 35 Residential units

33,327 sq. ft.

CONSTRUCTION COST

\$56,000,000

COMPLETION

December 2024

AWARDS AND FEATURES

LIHTC Funded in 2021

SUN VALLEY - SOL

DENVER, COLORADO

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-work 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.



CLIENT

Confluence Companies

REFERENCE

Matt McBride

Partner, President Construction

Mmcbride@confluenceco.com

303.374.4473

SIZE

179 units

≈ 176,000 Sq Ft

COMPLETION

Summer 2025

THE COL

GOLDEN, COLORADO

Located in our backyard in Golden Colorado, The Col is a planned 4-story Mixed-Use building with a secured underground parking garage for building tenants (174 spaces) as well as surface parking for commercial clients (76 spaces). The building houses units of 1-3 bedroom variety as well as indoor and outdoor amenity spaces available to tenants and commercial clients as well boasting a central courtyard which houses some of these amenities both public and private. The two commercial uses planned are a restaurant and cafe. Proposed on a currently vacant site by Confluence Companies, it is a project aimed to bring people who love outdoor recreation and activities closer to the front range.

With a planned 179 units and +/- 8,000 sf of commercial space, this building fulfills a need for housing and amenities in the 'Corporate Center' neighborhood. The building is located near the intersection of Colfax Ave and C-470 helping transition the Colfax corridor into a prominent pedestrian thoroughfare as City of Golden develops the pedestrian corridor. Planned amenities on site currently include fitness center, Rooftop Deck, Splash Pad, Dog Park, Community Gardens, and a large community courtyard with plenty of gathering and breakout space for larger community events.

The building is designed to fit into the corporate feel of the surrounding area. With elevations being comprised of brick and metal panel transitioning to the softer palette of fiber cement and stucco, we get a building that respects the surrounding neighborhood while still achieving a warm and inviting tone for the building's residents. The exterior courtyard design lends itself to both public and private spaces delineating spaces with a diverse ground cover ranging from sod to crusher fines and hardscape. The Col is a great addition to the neighborhood providing much needed housing and amenities to the area.



CLIENT

Del Norte Neighborhood
Development Corporation

REFERENCE

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

SIZE

21 Units / 11 parking spaces

CONSTRUCTION COST

\$6,600,000

COMPLETION

Summer 2020

AWARDS AND FEATURES

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

EMERSON FLATS

DENVER, COLORADO

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.



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

CAESAR SQUARE

WHEATRIDGE, COLORADO

Tasked with renovating five 2 story apartment buildings and providing a new community building, the Caesar Square project provided an opportunity to improve the quality of living for the residents through a re-imagining of the site, unit upgrades and the addition of new community indoor and outdoor spaces focused on improving social wellness.

This project is located in Wheat Ridge near parks and shopping and is conveniently located near the I-70 corridor. Caesar Square provides mostly 1-bedroom and 2-bedroom units and serves low-income community members with rent pricing based on 30% - 80% AMI. Resident safety and comfort were at the forefront of the site reconfiguration, allowing better site efficiencies, increased site lighting, increased accessibility, and the addition of outdoor amenities. Tasked with providing a safe and efficient site layout that focused on pedestrians, the redesign limited car access, provided speed humps, and increased on-site parking while creating a new central location for the community building and additional site amenities.

The new community building was designed to offer residents social and learning spaces and include a community kitchen, community computer lab, indoor gathering space, and an event space to celebrate life's milestones. The community building is located next to the outdoor amenity spaces allowing it to integrate nicely to the outdoor amenity space. The outdoor amenity spaces feature a toddler-aged play space, a big-kid aged playground, bicycle track, community gardens, basketball court, blacktop activities, and shaded picnic and gathering areas. These features are at the heart of the site, allowing access for all residents to gather and play together.


The apartment renovations consisted of increasing accessibility by providing accessible units on site, full renovations of kitchens and bathrooms. Building entries on the enclosed-corridor buildings were also modified to allow for bright and welcoming spaces with the addition of new accent materials and large storefront windows. Exterior community courtyards between buildings were also updated with new landscaping, sidewalks, connections to resident patios, and increased site lighting.



STUDIO 646

ARCHITECTURE

office@646arch.com 

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