



4745 NORTH FEDERAL
DENVER, CO

Affordable Family Housing Rooted in Community and Built for Belonging

Located at 4745 N. Federal Blvd. in Denver's historic Berkeley neighborhood, this proposed affordable housing development spans 3.71 acres and encompasses 139,466 gross square feet across two four-story, Type VA wood-framed residential structures.

Developed by the Colorado Coalition for the Homeless through a 99-year ground lease with the Denver Housing Authority, the project provides 109 affordable rental dwelling units ranging from one to four bedrooms. Designated as Building 1 and Building 2, the structures support daily neighborhood life and long-term community growth. Building 1 incorporates a 3,840-square-foot market-style food pantry, an 8,000-square-foot Renaissance Children's Center childcare facility, and a central community gathering hall called The HUB. Building 2 overlooks nearby Rocky Mountain Lake, delivering additional family homes, resident amenities, and supportive staff offices. Featuring double-loaded interior corridors, central elevators, and perimeter vehicular parking, the pedestrian-oriented master plan highlights vibrant shared outdoor community spaces, including open play lawns, community gardens, a sports court, and dedicated play areas for all children across the site.

Client: [Colorado Coalition for the Homeless \(CCH\)](#)

Site Area: 139,466 sq. ft. / 3.71 ac

Units: 109 supportive family units

Density: 29.4 du/a

Completion: TBD

Construction est.: TBD

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Design Features

- Four story wood framed structures
- Integrated ground floor community uses
- Perimeter vehicular site parking layout
- Central community hub gathering space
- Double loaded interior corridor layout

Sustainable Design

- Electric vehicle charging infrastructure
- Native grass low water landscaping
- Dedicated rain garden stormwater media
- On site active community gardens
- Ample on site bicycle parking storage