



5291 E. YALE AVENUE
DENVER, COLORADO 80222
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KOELBELCO.COM

Centennial Valley – Affordable Family Housing



Koelbel and Company is pleased to present to the City of Louisville this application for Centennial Valley Affordable Apartments (CVA), a new family oriented affordable housing project in Louisville, CO. Located in the Centennial Valley Business Park, CVA will be situated within walking distance of regional transit, local employment centers, a grocery store, childcare facilities, restaurants, shops and more.

CVA is proposed to consist of one hundred (100) affordable family housing units in a single building. The building will be constructed with five levels of Type V fully sprinkled wood frame construction. The building is contemplated to be designed with an envelope consisting of some or all of the following materials: masonry, pre-manufactured stone veneer, metal-clad siding, fiber cement siding, punched windows, and storefront. The site will be fully surface parked at a 1:1 parking to unit ratio. Vertical circulation of the building will consist of two elevators and two stair cores.

This proposed development will meaningfully surpass the minimum 77 units required as part of the City's 2024 Proposition 123 Commitment to increase the affordable housing supply by December of 2026. While these units will not be delivered by the end of 2026, we believe that securing the Land Banking Grant as well as submitting for Tax Credits in August will demonstrate a strong, continued effort, to deliver these housing units. We believe this effort will satisfy the Prop 123 commitment and ensure the City of Louisville and Koelbel will remain eligible for additional Prop 123 subsidy, which is contemplated in our proforma.

Each residential unit will be individually temperature controlled and include a full kitchen (with dishwasher, oven/range, microwave, refrigerator/freezer, and garbage disposal), coat closet, washer and dryer, and cable and internet wiring. Community amenities will consist of a community room, fitness room, bicycle storage, on-site property management, controlled access entries, and security cameras. The exterior amenities will include a community space such as a picnic area with outdoor dining and seating areas and/or a playground facility.



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CVA will follow, at a minimum, the sustainability criteria as set forth by the National Green Building Standards. Some of the energy efficiencies included in the project are the use of Energy Star appliances, all LED lighting, and advanced water conserving appliances. Additionally, at least 10% of the parking on site will be EV-ready and the project is designed to be electrification ready. We propose joint pursuit of state and federal energy grants that can be loaned into the project to secure the necessary funding for additional energy efficiencies such as a fully electric community utilizing electric resistance heat pumps or geothermal heating and cooling.

The proposed unit mix will contain sixty-three (65) one-bed / one-bath units, twenty-four (24) two-bed / one-bath units, and eleven (11) three-bed / two-bath units. The project targets low-to-moderate income families and utilizing the income averaging approach of AMI levels between 30%-80% with the average AMI below the 60% AMI threshold per the unit mix below:

Centennial Valley Affordable Apartments - Unit Mix				
AMI	1 Bed / 1 Bath	2 Bed / 1 Bath	3 Bed / 2 Bath	Total
30%	4	1	1	6
40%	4	1	1	6
50%	4	2	1	7
60%	44	16	6	66
70%	6	3	1	10
80%	3	1	1	5
Total	65	24	11	100

The project site is located less than a half mile from the US 36 and McCaslin Blvd. regional transit stations. From there, residents will have easy access to Boulder and greater Denver and Denver Metro areas via RTD's Flatiron Flyer. Locally, residents will have immediate access to multiple childcare facilities, schools, grocery centers and pharmacies. In addition, residents are within minutes of the US 36 Bikeway that provides an off-street route for safe and pleasant pedestrian or bicycle travel that is connected to the entire community.



Unit Tabulations						
	Garden	Level 1	Level 2	Level 3	Grand Totals	%
UNITS						
1 BED	8	19	19	19	65	65.00%
2 BED	3	7	7	7	24	24.00%
3 BED	2	3	3	3	11	11.00%
Total	13	29	29	29	100	100.00%

Parking		
Compact	17	17.00%
ADA	5	
Standard	43	
(E) Standard	35	
Total	100	
Per Unit	1.00	

Building Square Footages					
	Circulation	Amenity	Utility	Net SF	Gross SF
Garden	3,000	1,590	1,850	13,400	18,250
Level 1	3,390	0	250	25,410	29,050
Level 2	3,390	0	250	25,410	29,050
Level 3	3,375	0	250	24,570	28,210
Grand Totals	13,155	1,590	2,600	88,790	104,560
% of Gross	12.58%	1.52%	2.49%	84.92%	

- Key Notes
1.

Tenant Parking
2.

Tenant Entrance
3.

Wireless Pedestals
4.

(E) Detention Amenity
5.

Landscape Amenity
6.

Compact Parking
7.

Surface Parking
8.

Standard Parking

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Louisville Affordable Housing
Louisville, Colorado
May 12th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

TYPICAL FLOOR PLAN
SCALE 1" = 40'





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FLOOR PLAN
SCALE 1" = 40'



NORTH



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MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

View From South Centennial
Parkway - 3 story



NORTH