



# The Collective RiNo

Denver, CO

**Category**  
Multifamily

**Client**  
Zakhem Real Estate Group

**Construction Type**  
V-A over I-A

**Project Data**

54 Homes  
48 Apartments  
6 For Sale Townhomes  
.43 Acres  
125 DU/Ac.  
740 Avg. Sq. Ft.  
15% Studio  
74% 1 Bed  
11% 2 Bed  
32 Parking Spaces  
6:1 Parking Ratio

**Services Provided**

Architecture  
Land Planning  
Graphic Illustration  
Construction Administration



Ideally located in the RiNo Arts District, one block away from light rail, The Collective is a unique community that pairs six for sale, live/work townhomes with 48 apartment homes. It is also the first community in the City of Denver to take advantage of the RiNo Overlay Height Incentive allowing the building to increase in height from three to five stories by providing a number of affordable housing units. To play up both the residential and industrial character found throughout the area, the townhomes feature a simple mix of brick, stucco and wood, while the apartments are characterized by metal and exposed concrete block forms.



**KEPHART**  
community ■ planning ■ architecture