Bella Vista Housing Development Flood Plain Map
Existing Site Images
Surrounding Architecture

Introduction / CONTEXT / Site Plan / Design Narrative / Buildings / Units / Massing / Club / Amenities / Support Elements / Financial
Site Plan

Unit Ratio
- 2 BRM - 36%
- 3 BRM - 42%
- 4 BRM - 22%
- Club

Unit Count
(24) - 2-BEDROOM FLATS
(14) - 3-BEDROOM FLATS
(14) - 4-BEDROOM FLATS
(52) - TOTAL FLATS UNITS
(14) - TOTAL 3-Brm TOWNHOME UNITS
(66) - TOTAL UNITS

Parking Count
(103) - Surface Parking
(28) - Garage Parking
(131) - TOTAL PARKING

BELLA VISTA HOUSING DEVELOPMENT
EVANS, COLORADO

2014 DESIGN BY COMMUNITY
Design Narrative

Bella Vista is envisioned as a family-oriented community that embraces the rural heritage of Evans, Colorado. The community is designed for families of all sizes with children of all ages seeking affordable housing. Architecture of Bella Vista draws upon the agricultural roots incorporating elements seen in typical farmhouse architecture including: silo on the community building, gabled roofs, porches, wood siding with a traditional farm house color palette.

Bella Vista is an amenity rich community with large swooping trails through the central lawns leading to a community building, playground, and to the eastern section of the community home to a community garden, shed, and horeshoe pits.
Floor Layout - TownHome

Typ. Floor Plate Layout
Floor Layout - Apartment Flats

Typ. Floor Plate Layout

BELLA VISTA HOUSING DEVELOPMENT
EVANS, COLORADO
2014 DESIGN BY COMMUNITY
Unit Plans - TownHome

Main Level - 585 GSF [garage 430 GSF]

Upper Level - 800 GSF

BELLA VISTA HOUSING DEVELOPMENT
EVANS, COLORADO

2014 DESIGN BY COMMUNITY
Unit Plans - Apartment Flats

2 Bedroom Unit - 818 GSF

3 Bedroom Unit - 1,073 GSF
Unit Plans - Apartment Flats

4 Bedroom Unit - 1,215 GSF
Elevations - TownHomes

Front Elevation

Rear Elevation
Elevations - Apartment Flats

Rear Elevation
Massing

Corner view of Flats

Rear view of Flats

37th Street view of Townhomes

Front view of TownHomes
Amenity Clubhouse

Main Level
884 GSF

Entry Elevation

View From South
Development Amenities

Central Lawn Amenity - West Side

Community Garden Space

Central Lawn Amenity - East Side

View of Community Building from Central Lawn
Support Elements

**Bioswale along Central Lawn Path**

**Trash Enclosure Diagram**

**Storage Shed near Community Garden**

**Bike Rack Concept**

**Lighting Concept**
**LANDSCAPE PLANTINGS**

The Evans site includes areas of moderate and high flood susceptibility with the high point being located in the north west corner at 4657 ft and the low point located in the south east corner at 4650 ft. Plants chosen should be moderately flood tolerant to prevent disturbance and to take advantage of the flood plain (for water management purposes). Plants near the low point should be water tolerant and could include Kentucky Coffeetree, Overcup Oaks, etc.

The palette includes a mixture of deciduous and coniferous plants to increase diversity. All chosen plants will be non-invasive and hardy for the Evans, CO climatic zone. Increased shade coverage is a desire for a housing development to encourage outdoor spaces to be used and enjoyed throughout the year. Sequenced planting in the flood zone should also be considered to prevent a mass-wipeout of every plant in the event of a flood.
**Bella Vista Affordable Community**

Evans, CO  
**CONCEPTUAL ESTIMATE**

Owner: 2014 Co Housing Design Charrette  
Designed By: 2014 Co Housing Design Charrette  

Project Start: TBD  
Project Finish: TBD  
Duration in Months: 14 month  
Bonding Required: Estimate Included  
Prevailing Wage: No  
Permit and Plan Review Fees: Estimate Included  
Taxes: Sales Taxes Estimated Within Direct Costs  

**TOTAL PROJECT COST:** $10,582,198  
**PROJECT SQUARE FOOT COST:** $147.59  
Building Square Footage (Conditioned Space): 71,700  

Proposal Date  
October 5, 2014  

Prepared By: Palace Construction  
7 S. Galapago Street  
Denver, CO 80223  
(303) 777-7999  
Garth Geer  

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### Financial Report

**Bella Vista**  
**Summary**  
Yr. 2014 Income & Cost Limits  

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<td>Land</td>
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<td>Hard Costs</td>
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<td>($16,348)</td>
<td>(44.3) Months</td>
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<td><strong>TOTAL</strong></td>
<td>$16,701,312</td>
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**SOURCES**  
First Mortgage 1.25 5.50% 2,180,000 (148,534)  
Tax Credits $0.94 11,500,112 (1,250,000)  
State of CO-CDBG 2,200,000  
Secondary Financing-Developer 821,200  
**TOTAL** $16,701,312  

**GAP (Surplus if in parenthesis)** (0)  
Annual Cash Flow 40,436  

**Unit Mix**  
Monthly Contract Rents $4,289 PUPA  

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<td>2</td>
<td>4</td>
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<td>14</td>
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<td>19</td>
<td>33</td>
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Serves Incomes ranging from 30%-60% of Area Median.  

**Unit Breakdown**  
No. of Units Based on Area Median Income  

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<th>Type</th>
<th>30%</th>
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<td>2</td>
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<td>3</td>
<td>8</td>
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<td><strong>TOTALS</strong></td>
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CHFA LIHTC Points 136.49  

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Bella Vista LIHTC A2.0  
Community Capital Corp.  

**BELLA VISTA HOUSING DEVELOPMENT**  
**EVANS, COLORADO**
Team Members

Team Leader:
Rob Rydel

Professional Team:
Eric Base
Yong Cho
Marc Diemer
Mark McCullough
Anaclaudia Magalhaes

- OZ Architecture
- Studio Completiva
- DHM Design
- OZ Architecture
- BuCu West Development Asc

UC Denver Student Team:
Brittain Allison
Trevor Clifford
Caeli Hill
Mark Kelley
Omar Lopez
Drew Stiehl

- MLA
- MURP
- MURP
- MURP
- MURP
- MURP

THANK YOU!