FINAL PRESENTATION

ARAPAHOE COUNTY
CHARRETTE, FALL 2020
AGENDA

I. Introduction
II. Existing Conditions
III. Zoning Context
IV. Design Process
V. Precedent Studies
VI. Design Solution
VII. Financials
**PROJECT GOALS**

**TARGET POPULATION**
- Justice involved Individuals
- People experiencing homelessness

**PROJECT GOAL**
- 60-100, single occ. units
- Mix of studio/1 bedroom
- 5% of units will be fully accessible
- Community room
- Library
- Social area
- Outdoor spaces

**ON-SITE PROGRAMMING**
- Life skills training
- Educational opportunities
- Job attainment services
- Mental healthcare
- Physical healthcare
- Legal services
- AA & NA
- Access to recreation
<table>
<thead>
<tr>
<th>DEMOGRAPHICS</th>
<th>TOTAL POPULATION</th>
<th>POVERTY STATUS</th>
<th>EDUCATION ATTAINMENT (B.A.)</th>
<th>HOMELESSNESSNESS (POINT IN TIME, 2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>109,505 Centennial</td>
<td>3.7% Centennial</td>
<td>22.1% Centennial</td>
<td>617 Arapahoe County (including Aurora)</td>
<td></td>
</tr>
<tr>
<td>693,417 Denver</td>
<td>13.8% Denver</td>
<td>29.2% Denver</td>
<td>3,943 Denver County</td>
<td></td>
</tr>
</tbody>
</table>
LOCATIONS

- 6904 South Lima Street - 4.1 acres
- 16 miles from Union Station
- 2.5 miles from Arapahoe Rail Station

LEGEND

- R Line
- C-D-E-F-H Lines
- W Line
- L Line
- Site: 6904 S Lima St.
- Union Station
- Closest Light Rail Stations
EXISTING CONDITIONS (SITE)

NORTH

Retail Shops

South Lima and Open Space

4.1 acres
8% Slope

Family Sports Center

Airplanes

South

Arapahoe County Govt Services

WEST

EAST
ZONING CONTEXT

LEGEND

- **Commercial (CG)**
- **Business Park (BP)**
- **Open Space Recreation Agriculture (OSR/AG)**
- **Urban Residential (RU)**

Site

Walmart

E

Englewood

GV

Greenwood Village
# Comparative Zoning Context

<table>
<thead>
<tr>
<th></th>
<th>Parking Spaces/1BR Unit</th>
<th>Min Landscape Surface Ratio</th>
<th>Max Building Height</th>
<th>Setback</th>
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<tbody>
<tr>
<td><strong>Urban Residential (RU)</strong></td>
<td>1.5 spaces</td>
<td>10% Open Space</td>
<td>30 ft</td>
<td>Front: 30 ft</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Interior Side: 5 ft</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Street Side: 10 ft</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rear: 30 ft</td>
</tr>
<tr>
<td><strong>General Commercial (CG)</strong></td>
<td>1.04 spaces</td>
<td>15%</td>
<td>50 ft</td>
<td>Front: 10 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Interior Side: 10 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Street Side: 25 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rear: 25 ft</td>
</tr>
<tr>
<td><strong>WaterWalk Hotel Apartments Zoning Decisions (CG)</strong></td>
<td>1.08 spaces</td>
<td>38.4%</td>
<td>50 ft</td>
<td>Front: 47 ft</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Interior Side: 99 ft</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Street Side: 123 ft</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rear: 73 ft</td>
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</table>
ANTICIPATED ZONING CONTEXT

Arapahoe County/Housing Colorado General Commercial (CG) and Urban Residential (RU) Decisions

- **P**arking: 0.85 spaces per studio or one-bedroom unit
- **20%** open space ratio
- **30** units per acre, maximum density for multifamily buildings
- **30 / 50** feet building height for residential/commercial
- **30%** building coverage ratio

**Setback**
- Front: 30 feet
- Interior Side: 30 feet
- Street Side: 50 feet
- Rear: 50 feet

University of Colorado Denver
URPL 6405, Fall 2020
DESIGN PROCESS – EARLY SITE PLANS

SITE PLAN V1

- Three different teams collaborated on separate designs
- Incorporated concepts from trauma-informed design
- Reviewed with sponsors to gather feedback, revise
- Discovered that up to 150 units could fit on the site
- Reaffirmed not enough non-residential uses to fill a whole ground story needed for the existing zoning
SITE PLAN V2

- Created multiple buildings that could terrace site
- Explored how different phases and open space could transition to adjacent uses
- Focused on a compact, courtyard arrangement that delineated between public and private spaces
PHASE 1
60 units; Variance request for 0.85 spaces/unit = 51 spaces
LEVELS 1-3 = 13,350 SF
TOTAL GSF = 40,050 SF

PHASE 2
COMMERCIAL LOT
Commercial Retail Parcel: 0.68 Acres
Zoning: CG
1-Story 6,000SF
Parking 1:250 SF = 24 Spaces

PHASE 3
Zoning: Accessory to RU
Detox In-patient 36 beds @ est. 100 SF/person
Parking: 3 spaces/bedroom (assume 6 beds per room = 18 spaces), 1 loading space; 1 space employee max shift = 6 @ 1:6 staff to patient ratio. 1 loading space = 24 spaces total, 1 loading
The development boasts an optimum location close to light rail, a public park, bus lines, a vibrant downtown and commercial shopping areas. Inspired by the needs of people emerging out of homelessness, the project is designed for low-income renters, including entry-level workers, students, and single adults nearing or in retirement. When developing their architectural response, Holst coined the concept LISAH, or low income single adult housing. This refers to a low-cost, modular co-housing system that can be organized into various configurations.

At Argyle Gardens, LISAH take the form of a quartet of gable-roofed buildings clustered around a spacious central outdoor space that lends itself to both solitary pursuits and larger, community-wide gatherings. The largest of the buildings contains 36 self-contained studio apartments each measuring 220 square feet while the three other buildings feature fully furnished, SRO-style living arrangements spread across two six-bedroom “pods” that each contain shared bathrooms and a communal kitchen. The community also features an on-site resource center and community hub with laundry facilities, support service offices, and a kitchen-equipped communal space for socializing. Per Holst Architecture, the modest size of each unit combined with both a co-housing approach and modular, off-site construction methods led to development costs that were 31 percent lower than similar affordable housing undertakings. Walsh Construction served as the project’s general contractor while the Housing Development Center served as development consultant.

**KEY FEATURES**
- Modularity
- Site Layout
- Communal Spaces

**Location:** 8550 N. Argyle, Portland, OR, US
**Completion:** June 2020
**# of Units:** 72

**Sponsor:** transition projects
development consultant: housing development center
architect: Holst Architecture
The building’s exterior alternates brick and Hardiplank for texture and variation without sacrificing durability and affordability. Standard modules of thick, seamless Hardieplank are arranged and applied with rigorous attention to detail. A strategic use of cedar surrounding the entrance and breezeway brings visual warmth at the human scale. Orange painted metal details tie the wood’s warm tones to the other materials and bring vibrancy without competing with the colorful Mercado next door.

The large community gathering space features a communal kitchen and folding Nana walls that open to the courtyard to accommodate a wide range of programs and events. The building’s amenities also include a fourth-floor lounge with an open terrace that balances the opening at the ground floor and offers views of Mount Hood. To meet the needs of seniors and families, each apartment unit features comfortable room proportions, large windows, ceiling fans in every room, and generously sized kitchens with mechanically ventilated range hoods.

The intergenerational focus informs the building’s close proximity to transit, the mix of studio to three-bedroom units, and the project’s sustainability and affordability goals.
The development will include one-, two- and three-bedroom apartments. BRI will have an office on the ground floor, providing various housing and neighborhood services to the community. Mixed-use development including affordable rental housing and community-serving commercial uses. DEDO has selected Mercy Housing Mountain Plains to develop an estimated 83 income-restricted apartments. Additionally, Mercy Housing intends to lease the ground floor commercial space to a provider of affordable high-quality early childhood education services.

The 83 apartments will provide housing for a range of income levels of up to 80 percent of the area median income (up to $52,000 for a single-person household or $74,250 for a family of four). Initial projections call for 17 units to be affordable to residents earning up to 30 percent of the area median income (up to $19,500 for a single-person household or $27,850 for a family of four). Units will range from one to four bedrooms.

The 7900 E. Colfax Ave. RFP sought to identify a qualified development partner(s) to purchase the property and construct a successful supportive housing project that serves residents who previously experienced homelessness. With extensive experience in developing and managing affordable housing, BRI is teaming up with Brain Injury Alliance of Colorado (BIAC), an experienced service provider, to provide supportive housing and on-site services to families, with a focus on people with brain injuries who are experiencing homelessness.
DESIGN SOLUTION – SITE PLAN

Created a courtyard facing open space to east.

Centrally located parking to allow for easy sharing, high visibility and efficiency.

Put commercial and open space at front of site to provide transition to other uses.

Uses and phases were broken up to allow for flexibility on other sites and terracing on this site.
DESIGN SOLUTION – PHASE I

PERMANENT SUPPORTIVE HOUSING

- Separate Hot-Room Entrance
- Glazing for Daylighting into Lobby & Great Room
- Solar Energy Ready
- Single Controlled Entrance
- Covered Bicycle Storage
- Windows Avoid Direct View of Other Units

North-West Aerial View
DESIGN SOLUTION – PHASE I

Front Entrance
DESIGN SOLUTION – PHASE I

PERMANENT SUPPORTIVE HOUSING

SOUTH WING VERTICAL FACADE

COMUNITY PATIO

2nd & 3rd FLOOR BALCONIES

NORTH WING HORIZONTAL FACADE

COMMUNITY GARDEN

SMOKING AREA

ANIMAL PLAY AREA

South-East Aerial View
DESIGN SOLUTION – PHASE I

Community Patio and Gardens
DESIGN SOLUTION - FIRST FLOOR PLAN

GROUND FLOOR MIXED USE

16 One Bedroom Units = 13,923 gsf
4 Offices = 500 gsf
Reception and Staff Flex Space
Mail Room and Indoor Bike Storage
Hot Room
Laundry Room = 400 gsf
Community Great Room
Additional Storage
DESIGN SOLUTION - 2nd & 3rd FLOOR PLANS
SECOND AND THIRD FLOORS

22 One BR per floor = 13,285 gsf
Community Flex Space
Community Balcony
Laundry Room
DESIGN SOLUTION - UNIT PLAN
DESIGN SOLUTION - UNIT PLAN

- BLACKOUT CURTAINS
- FIXED AND OPERABLE WINDOWS FOR MAXIMUM DAYLIGHTING
- DOOR OPENING / SLIDING BARN DOOR TO EMPHASIZE OPENNESS OF SPACE
- PERSONAL WORK DESK
- STORAGE CLOSET
- FULL KITCHEN
- ADJUSTABLE DIMMING LIGHTS
- WALK-IN SHOWER
DESIGN SOLUTION – AMENITIES

Sheltered bike parking at entrance

Secured Entry with reception with visibility

Community Great Room for gathering

Large Laundry Spa

Mail and Indoor Bike Storage

Outdoor courtyard with gathering spaces

Offices for staff

Hot room
ENTERPRISE GREEN COMMUNITIES

Location and Neighborhood Fabric
- Compact Development
- Preservation of and Access to Open Space
- Access to Public Transportation

Site Improvements
- Efficient Irrigation and Water Reuse - if irrigation is utilized
- Surface Stormwater Management

Energy Efficiency
- Photovoltaic Ready / Solar Hot Water Ready

Materials Beneficial to the Environment
- Reduced Heat-Island Effect: Roofing
- Recycling Storage

Healthy Living Environment
- Active Design: Staircases and Building Circulation
- Interior and Outdoor Activity Spaces for Children and Adults

This program provides national standards for green affordable housing. A worksheet is provided to tally criteria met. 35 points are needed to pass. This site exceeded that totaling 58 points.
FINANCIALS – PROFORMA

40,050 SF TOTAL CONSTRUCTION PHASE 1
- 26,460 Unit SF
- 5,100 Community Amenity Space SF
- 8,490 Other Common SF

60 ONE-BR 441 SF UNITS
- 30% AMI and Section 8
- 60 vouchers from CDOH through the Continuum of Care Permanent Supportive Housing Program
- $1,226 Total Income/Unit

$827,612 EFFECTIVE GROSS INCOME

$330,000 TOTAL OPERATING EXPENSES
- Property Staff, Insurance, Maintenance, Contract Services, Utilities, Marketing, Admin, Management Fee
- $5,550/Unit

$476,612 NET OPERATING INCOME
## FINANCIALS – PROFORMA

<table>
<thead>
<tr>
<th>USES</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Site Work (GMP)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>New Construction (GMP)</td>
<td>$9,011,250</td>
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<tr>
<td>Owner Contingency</td>
<td>$500,563</td>
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<tr>
<td>Professional Fees</td>
<td>$720,000</td>
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<tr>
<td>Construction Interim Costs</td>
<td>$1,680,000</td>
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<tr>
<td>Permanent Financing Costs</td>
<td>$180,000</td>
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<tr>
<td>Soft Costs</td>
<td>$186,000</td>
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<tr>
<td>LIHTC Syndication Costs</td>
<td>$90,000</td>
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<tr>
<td>Developer Fees</td>
<td>$1,740,000</td>
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<tr>
<td>Project Reserves</td>
<td>$576,000</td>
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<tr>
<td>Tenant Services Reserve</td>
<td>$360,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$298,141/Unit</strong></td>
</tr>
</tbody>
</table>

**Assumptions:**

- Total site assumed value is $1,500,000 (cost could be split among other phases)
- A tenant services reserve is included to offset the costs of staffing 24 hrs/day
## FINANCIALS – PROFORMA

<table>
<thead>
<tr>
<th>SOURCES</th>
<th>COST</th>
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<tbody>
<tr>
<td>First Mortgage (4.25% IR)</td>
<td>$6,350,000</td>
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<tr>
<td>Arapahoe County SOFT funds</td>
<td>$500,000</td>
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<td>State SOFT funds</td>
<td>$1,200,000</td>
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<tr>
<td>LIHTC Equity (9%)</td>
<td>$9,000,000</td>
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<tr>
<td>Deferred Developer Fee</td>
<td>$487,200</td>
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<tr>
<td>Other Owner Funds (GAP)</td>
<td>$6,612</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$292,397/Unit</strong></td>
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### Assumptions:

- No general fund dollars from Arapahoe County, but apply for $250K in CDBG to offset site costs and $250K in HOME
- Apply to DOH for addl $1.2M in soft funds ($20k/unit). [DOH Policy](#) allows for more per unit subsidy when building permanent supportive housing ($15k/unit type)
- Path to funding assumes no income from a parcel sale
PARTICIPANTS

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Rick Sall, Godden Sudik
Tallyn Sherman, Godden Sudik
Thank you!