Golden Gulch Commons
Workforce Housing  | Town of Breckenridge
Krista Flynt, Jenny Godwin, Kristin King, Abdullah Almuaythir, Ahmad Alnaim
with Rob Rydel of OZ Architecture & Nate Huyler of Studio Completiva

2018
Location

- 8.5 MILES TO FRISCO
- 2.5 MILES TO DOWNTOWN
- SCHOOL
- PUBLIC WORKS
- REC CENTER

2018 Golden Gulch Commons | Workforce Housing | Town of Breckenridge
Project Details

- Rentals Only
  * 6 Month - 2 Year Leases
- Target Rent For 30 - 60% Ami
- Density Max Of 20 Units /Acre
- 35 Foot Height Limit
- 1:1 Parking Requirement
- 25 Sf Landscape / Parking Stall
- 25% Of Paved Surface Area For Snow Storage
- Green Building / Solar Access Desired

Target Renter

- Town Of Breckenridge Employees
- Parks & Rec Seasonal Employees
- Seasonal Design Interns
- Free Ride Transit Drivers
- Public Works Employees
**Site Constraints**

- Extreme And Varied Mountain Slope On Site
- Access Partially Blocked By Public Works Building
- Flat Part Of Site In Use By Public Works
- Neighbor To South Wants Large Buffer
- Historical Mining Interpretive Site Requires Large Buffer To North And West
- Parking And Drive Aisles Must Be Designed To Accommodate Plow Trucks
- Low Water For Landscaping Plants

**Site Opportunities**

- Owned By Town
- Great Light To South And East
- Good Viewsheds
- Backs To Trees And Open Space
- Abutts Hiking Trail
- Not Far From Bus Stops
- Across Street From Recreation Center
Site Opportunities and Constraints

2.25 Acres Of Developable Area

Public Works Storage Yard
Existing Public Works Parking
Views
Historical Mining Site
Too Steep To Develop
Property Line

2018 Golden Gulch Commons | Workforce Housing | Town of Breckenridge
Building Design Inspiration & Precedents

- Sperry Chalet: Glacier NP
- Old Faithfull Inn: Yellowstone NP
- Residence: Crater Lake NP
- Paradise Inn: Mount Rainier NP
- Ahwahnee Hotel: Yosemite NP

2018 Golden Gulch Commons | Workforce Housing | Town of Breckenridge
### Project Program

**A**
- 1 Building; 2-Story
- 20 Studio Dorms; 120sf each
- 690sf Common Area / Floor
  - Kitchen / Living / Bathrooms
- 6,700gsf

**B**
- 2 Buildings; 2-Story
- 16 Studios; 400sf each
- 15,360gsf

**C**
- 1 Building; 3-Story
- 20 Studios; 400sf each
- 11,520gsf

**TOTALS**
- 4 Buildings
- 72 Units
- 33,580 gs
A - Dorm Style, 2-Story

- 20 Units / Bldg
  * Inset Bedroom Units: 120 sf
  * Corner Units: 168 sf
- 65’ X 54’ Building Footprint
- 6,700gsf Building
- Shared Amenities:
  * Kitchen And Living Area
  * Bathrooms
  * Exterior Balcony
- (20) 12sf Storage Units On First Floor
- Exterior Aesthetic: National Park Service Lodge Concept
A - Dorm Style, 2-Story  FLOOR PLAN | SECOND FLOOR

FLOOR PLAN | SECOND FLOOR

LEGEND
- Units
- Common Area
- Restrooms
- Storage

192sf Typ.
120sf Typ.

65'
54'
B - Stacked Flat, 2-Story

- 16 Units / Bldg
  - Level 1: 4 Units Plus Storage Room
  - Level 2: 8 Units
- 400sf Studio Units, Typ.
- 2 Corner Units / Floor w/ Corner Windows
- 12sf Storage Unit / Unit; Located Under Stairs
- 120sf Large Item Storage Room / Unit
- 96’ X 40’ Building Footprint
- 7,680sf Building
B - Stacked Flat, 2-Story  FLOOR PLAN | FIRST FLOOR

LEGEND
- Units
- Restrooms
- Common Area
- Storage

2018 Golden Gulch Commons  | Workforce Housing  | Town of Breckenridge
B - Stacked Flat, 2-Story

STUDIO UNITS

INSET UNIT

CORNER UNIT
B - Stacked Flat, 2-Story
FRONT PERSPECTIVE
**C - Stacked Flat, 3-Story**

- 20 Units / Bldg
  - Level 1: 4 Units + Storage Room
  - Levels 2 & 3: 8 Units / Floor
- 400sf Units
- Corner Units and Inset Units
- 12sf Storage Unit / Unit; Located Under The Stairs
- 120sf Large Item Storage Room / Unit
- 96’ X 40’ Building Footprint
- 9,600gsf
C - Stacked Flat, 3-Story

FLOOR PLAN | 2ND + 3RD FLOOR

2018 Golden Gulch Commons | Workforce Housing | Town of Breckenridge
C - Stacked Flat, 3-Story

FRONT ELEVATION
Amenities

2 outdoor decks - each with seating, grill, fire pit.

Bike wash station

Gravel Pedestrian trail with solar lighting

Lockable, large equipment storage areas
- 2,500sf Replanted With Native Grasses And Low Water Shrubs
- 30 Trees Of Aspen And Spruce Will Reforest Areas That Have Lost Trees Due To Construction
FINANCIAL MODEL

GOLDEN GULCH WORKFORCE HOUSING

Assumptions:
- 20 Dorm Style Units; 52 Studio Units
- New construction
- 33,580 SF with 1250 SF Decks
- $5,223 PUPA Expenses

Rent and Income Targets:

<table>
<thead>
<tr>
<th># Units</th>
<th>AMI Target</th>
<th>Rent</th>
<th>Income</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>40%</td>
<td>680</td>
<td>24,400</td>
<td>Dorm Bdrm</td>
</tr>
<tr>
<td>26</td>
<td>50%</td>
<td>850</td>
<td>31,750</td>
<td>Studio</td>
</tr>
<tr>
<td>26</td>
<td>60%</td>
<td>847</td>
<td>38,100</td>
<td>Studio</td>
</tr>
</tbody>
</table>

Cautions:
- Local Tap Fees may go higher
- Site burdens may increase construction costs
- Each dorm bed counted as a -0-bedroom unit for rental income & expenses-similar to group homes

Project Summary

<table>
<thead>
<tr>
<th>72</th>
<th># Units/Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>263,003</td>
<td>Total Building SF</td>
</tr>
<tr>
<td>23,296</td>
<td>Net Rentable SF</td>
</tr>
<tr>
<td>10,284</td>
<td>Total Building SF</td>
</tr>
<tr>
<td>564</td>
<td>Unit Mix</td>
</tr>
<tr>
<td>564</td>
<td>Total Cost/ SF without Land</td>
</tr>
<tr>
<td>492</td>
<td>Total Hard Cost/SF</td>
</tr>
<tr>
<td>229,657</td>
<td>Total Hard Cost/unit</td>
</tr>
<tr>
<td>263,003</td>
<td>Total Cost/unit with land</td>
</tr>
<tr>
<td>263,003</td>
<td>Total Cost/unit without land</td>
</tr>
</tbody>
</table>

USES

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>LAND 0</th>
<th>Bonds @ 5% 3,550,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo &amp; Site impr.</td>
<td>2,588,256</td>
<td>CDOH CHIF Loan 1,000,000</td>
</tr>
<tr>
<td>Construction, Tap. Fees</td>
<td>14,682,507</td>
<td>CDOH 720,000</td>
</tr>
<tr>
<td>Architect, Engineers</td>
<td>505,584</td>
<td>Breckenridge Housing Fund 13,668,193</td>
</tr>
<tr>
<td>Construction Finance</td>
<td>524,402</td>
<td>18,936,193</td>
</tr>
<tr>
<td>Permanent Loan</td>
<td>191,974</td>
<td>18,936,193</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>83,074</td>
<td>191,974</td>
</tr>
<tr>
<td>Consultants</td>
<td>191,612</td>
<td>18,936,193</td>
</tr>
<tr>
<td>Reserves</td>
<td>188,785</td>
<td>18,936,193</td>
</tr>
</tbody>
</table>

TOTAL 18,936,193

Prepared by: Mary Anderies, Housing Consultant 10/2/18
Participants

Owner
Peter Grosshuesch
Planning Director TOB
Laurie Best
Long Range Senior Planner
Nichole Rex
Housing Planner Town of Breckenridge
Mark Truckey
Assistant Planning Director
James Phelps
Public Works Director
Jessie Burley
Sustainability Coordinator
Julia Pueste
Planning Manager
Chris McGinnis
Civil Engineer

Design Team
Rob Rydel – OZ Architecture
Lindsay Newman - Norris Design
Ryan Sand
Brightview Design Group
Keaton Scanlan - Tetra Tech
Nate Huyler – Studio Completiva
Jenny Godwin
CU Urban Planning Masters
Krista Flynt
CU Urban Planning Masters
Abdullah Almuaythir
CU Urban Design Masters
Kristin King
CU Architecture Masters
Ahmad Alnaim
CU Architecture Masters