Community Design Charrette:
Glendale Apartments

CU Denver College of Architecture and Planning + Foothills Regional Housing

October 15, 2021
Meet the Charrette Team

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Daniel Olken

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Reese Shaw  
Jesse Sheets  
Taylor Spear

Aaron Kloke  
Amy Case  
Howard Wright

Professionals

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Paul Brady (Godden|Sudik Architects)  
Mat Brundage (Arch 11)  
Jen Jess (Godden|Sudik Architects)  
Martin Ochoa (Godden|Sudik Architects)

Robert Palmer (Strategic Land Solutions)  
Ryan Sand (Brightview)  
Tallyn Sherman (Godden|Sudik Architects)  
Eric Sung (Thrive Homebuilders)  
Mariko Tominaga (Goodbee & Associates)
Foothills Regional Housing (formerly Jefferson County Housing Authority) is a public body corporate and politic, organized and existing under the laws of the State of Colorado.

To create vibrant, stable, communities, in areas of opportunity, via bold and strategic initiatives and to provide families and individuals with housing options driven by compassion and respect throughout Jefferson County.
Project Brief: Glendale Apartments

Description

● Reimagine Glendale’s current building layout
● Design a holistic, cohesive, and equitable complex
● Balance maximum density with green space
● Address stormwater management
● Create a safer environment for all residents

Target Residents (60% AMI)

● Adults
● Families with children
## Goals + Objectives

<table>
<thead>
<tr>
<th>Community</th>
<th>Accessibility</th>
<th>Site Utilization</th>
<th>Safety</th>
<th>Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>● Design a complex that</td>
<td>● Create ADA accessible and</td>
<td>● Reimagine the currently</td>
<td>● Bring the property up to the</td>
<td>● Maximize the number of units</td>
</tr>
<tr>
<td>cats to residents of all</td>
<td>Section 504 compliant units and</td>
<td>undefined exterior common areas, as</td>
<td>current fire code in new and/or</td>
<td>allowed take into account the</td>
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<tr>
<td>ages and abilities and</td>
<td>overall layout</td>
<td>they are and underutilized</td>
<td>remodeled buildings</td>
<td>needed stormwater and water</td>
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<tr>
<td>promotes a sense of</td>
<td></td>
<td>Create a visual connection of</td>
<td>Safe street programming</td>
<td>quality facilities</td>
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<tr>
<td>community</td>
<td></td>
<td>outdoor spaces</td>
<td>Outdoor seating “watching”</td>
<td>Architectural cohesion</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>opportunities</td>
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</table>
Site Location

5345 W 79th Ave, Westminster, CO 80003
Existing Conditions

Size + Program
- 8.6 acres
- 12 buildings
- 120 units total (1-4 bedrooms)

Parking
- 229 spaces
- Open lot
- Location of dumpsters brings total down to approximately 224

Amenities
- Playground
- Basketball court
- Picnic areas
- Courtyard
- Laundry rooms in basements
## Unit Information

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
<th>Average SF</th>
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<tbody>
<tr>
<td>1B/1B</td>
<td>12</td>
<td>560</td>
</tr>
<tr>
<td>2B/1B</td>
<td>66</td>
<td>754</td>
</tr>
<tr>
<td>3B/1.5B</td>
<td>30</td>
<td>941</td>
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<tr>
<td>4B/1.5B</td>
<td>12</td>
<td>1,041</td>
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</table>

## Concerns/Opportunities

- No sense of community
- Crowding has resulted in conflicts between residents
- Unsafe lighting at night
- Buildings are not up to code
- No ADA accessible units or amenities
- Underutilized green spaces
Existing Conditions
Existing Conditions: Zoning
Existing Conditions: Building Heights + Setbacks

Building Heights
35' Maximum for Principal Buildings
15' Maximum for Accessory Buildings

Setbacks
- 75' Arterial Setback (Principal Buildings)
- 40' Local St / Interior Property Line Setback Principal Buildings)
- 15' Parking Lot + Accessory Building Setback

GLENDALE APARTMENTS
5345 W 297TH AVE
WESTMINSTER CO

SPONSOR
FOOTHILLS REGIONAL HOUSING
11541 W 48TH AVE

SCALE
0' = 1'-0"
0' = 50'

1/64" = 1'

MAIN SPACES
1. BIKE RACKS
2. SPACER
3. BASKETBALL COURT
4. PLAYGROUND
5. AMENITIES
6. CURBSIDE
7. FIRE HYDRANTS
Existing Conditions: Emergency Access

- Buildings are unsprinklered
- Max Fire area +/-4,000 gsf, VB const.
- Req. fire flow = 1,750 gpm & 1 fire hydrant per IFC B105.1 and C102.1
Design Process
Option 1: Small Redevelopment

- Rezone front 1.35 acres as R-18
- Allows for 24 units
Option 2: Middle Ground

Option 2

- Partial redevelopment of front 3.25 acres
  - Allows for ~58 units
Option 3: Full Redevelopment

- Update entire 8.6 acre site as R-18
  - Allows for 154 units
Resolution: Combined Site Plans
Community Center

Total Square Footage: 4,372

- Laundry (9 washers/dryers): 692 SF
- Offices: 212 SF
- Community room/flex space: 1315 SF
- Maintenance: 510 SF
- Restrooms (ADA accessible): 337 SF

Additional restroom included in Maintenance square footage.
COMMUNITY CENTER ENTRANCE
BIKE STORAGE + RACKS NEAR COMMUNITY CENTER
1 bedroom: 61 units
2 bedrooms: 38 units
3 bedrooms: 50 units
4 bedrooms: 6 units

Total: **154 units**
+ 1 manager’s unit
## Construction Cost Estimate

### USES

<table>
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<tr>
<th>Item</th>
<th>Amount</th>
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<tr>
<td>Land</td>
<td>$36,832,563</td>
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<tr>
<td>Housing Hard Costs</td>
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<td>FF&amp;E</td>
<td>$2,281,196</td>
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<tr>
<td>Architect, Engineers</td>
<td>$742,931</td>
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<td>Capitalized Interest</td>
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<td>Financing Costs</td>
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<td>Soft Costs</td>
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<td>Relocation</td>
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<td>Developer Fee</td>
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**Total Uses:** $51,340,186

### SOURCES

<table>
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<tr>
<th>Item</th>
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<tbody>
<tr>
<td>Permanent 1st Mortgage</td>
<td>$22,226,333</td>
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<tr>
<td>4% LIHTC Equity</td>
<td>$19,187,858</td>
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<td>State Tax Credit</td>
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<td>CDOH</td>
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<td>City</td>
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<td>Deferred Developer Fee</td>
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<td>FHLB</td>
<td>$750,000</td>
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**Total Sources:** $51,340,186

Gap/Surplus: 0

Prepared by Mary Anderies, Housing Consultant on 10/12/2021
LEASING OFFICE AT SITE ENTRANCE
RAISED CROSSWALKS TO CALM TRAFFIC
TRAFFIC CIRCLE TO SLOW TRAFFIC
FIRE TRUCK-FRIENDLY SPEED CUSHION ON 79TH ST
Thank You!