Crossroads Church
Thornton Charrette
Crossroads Church, Thornton

Crossroads is a multi-campus church with **three locations** in the North Metro Denver area.

There are 2,000 Congregants between three campuses: Thornton’s campus has largest attendance with **over 1,000 Congregants**.

The Thornton campus opened in 2007 and while they originally intended to combine the facilities, they now plan to develop **10 acres as attainable housing**.
“This project ideally centers around a collaborative living environment where all residents contribute to the well-being and thriving of one another in an asset-based community of solution-focused problem solving.”
Design Team

- **Crossroads Church, Thornton Team**
  - Kim Skattum - Sponsor/ Senior Pastor
  - Matt Manning - Sponsor/ Lead Pastor
  - Bruce Boelter - Director of Spiritual Life
  - Ron Veatch - Church Council
  - Chip Case - Business Administrator
  - Michele Gerbrandt
  - Chip & Maurene Holton
  - Gabriel Ramon
  - Tim Griesback
Design Team

- Professional Volunteers
  - Paul Brady - Co-Leader / Godden|Sudik Architects
  - Adam Kantor - Co-Leader/ KEPHART
  - Andrew Chapin - Charrette Coordinator/ Adams County
  - Jen Jess - Architect/ Godden|Sudik Architects
  - Steve Gardner - Architect/ Van Tilburg|Banvard|Soderbergh Architects
  - Joseph Sammartino - Architect/ Hord|Coplan|Macht
  - Steve Tawresey - Architect/ KEPHART
  - Alisa Wilson – SB Clark Companies
Design Team

- **CU Denver Students**
  - Kalee Boehler (Master of Architecture)
  - Matthew Bossler (Master of Urban Design)
  - David Cincotta (Master of Architecture)
  - Max Gesten (Master of Urban and Regional Planning)
  - Rose Haag (Master of Urban and Regional Planning)
  - Josh Phillips (Master of Urban and Regional Planning)
Project Background
Location
Surrounding Programs

- Crossroads Church
- Schools
- Grocery Stores
- Churches
- Shopping Centers
- Police/Fire
Site Parcel
Project Brief

- **Opportunity**: 10 acres of undeveloped land adjacent to the church
- **Initial Program**:
  - Population to be served:
    - 10 +/- units: 0-30% AMI
    - 20 +/- units: 31-50% AMI
    - 20 +/- units: 51-80% AMI
    - 10 +/- units: 81-100% AMI
  - Rent would be 30% of the household’s income
  - Units wanted: 50-80 (all rental)
    - 50 +/- apartments
    - 10 duplexes
    - 10 single family dwellings
- **Desired amenities**: Support and lifestyle services, open space, park, indoor community space, collaborative work space, auto and bike repair shop, child care
Demographics - the need for affordable housing

“70% of people who work in Thornton can’t afford to live in Thornton”
– Janifer Kulmann, Mayor Pro Tem
Demographics - the need for affordable housing
Rezoning the Property

- Current Zoning: Business Park
- Logical Zone District: Mixed Use
  - Parking: 1 stall for every 500 sf of residential units up to 3 stalls per unit
  - Maximum building height 60 ft
- City Recommendation: Planned Unit Development
  - Parking: planned for 1.5 stalls per unit
Design Process
Design Session #1 - Preliminary Programming
Design Session #2 - Varying Densities

66 units
95 units
148 units
Design Session #2 - Varying Densities

High Density

Medium Density

Low Density
Design Session #3 – Varying Typologies
Design Session #3: Bldg Type A: Elevation
Design Session #3 – Bldg Types B, C, and D: Elevations

precedent

application
Design Session #3 – Unit Floor Plans

1br – effic.

2br

3br
Design Session #4 - Site Refinement
Design Session #4 - Site Refinement
Final Design
Site Plan
Phase 1:
9%
Competitive

1. Apartment Bldg. (45 units)
2. “The Porch” Co-working Center
3. Urban Plaza
4. Enhanced Playground
5. Grant Road Extension
Floor Plan - Community Collaborative Space

- Cafe
- Front Porch
- Communal Office Space
- Private Office Space
## Financial Breakdown (9%)

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<tr>
<th>Target AMI Restriction</th>
<th># of units</th>
<th>Avg Sq Ft</th>
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<tr>
<td>One Bedroom</td>
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<tr>
<td>One Bedroom PBV</td>
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<td><strong>Total</strong></td>
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### Sources
- Permanent Loan: $4,235,000
- LIHTC Equity: $10,227,000
- Deferred Developer Fee: $350,000
- Soft Funds / Gap: $544,000
- **Total Sources**: $15,356,000

### Uses
- Land and Building: -
- Construction: $10,500,000
- Water/Sewer Tap Fees: $720,000
- Professional Fees: $545,000
- Soft Costs: $431,000
- Financing and Syndication Costs: $993,000
- Developer Fee: $1,978,000
- Project Reserves: $189,000
- **Total Uses**: $15,356,000
Site Plan
Phase 2:
4%

1. Townhomes (53 units)
2. Community Green
3. Community Garden
4. Dog Park
Financial Breakdown (4%)

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<th>Type</th>
<th>% of Units</th>
<th># of Units</th>
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Thank you, Partners!