FOX STREET HOUSING

Urban Housing: Fall 2021: University of Colorado Denver

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SITE LOCATION
ZONING

• 35,112 SF Parcel
• Zoned: Urban Center Main Street 12 Story (C-MS-12)
• C-MS-12 is intended to promote pedestrian scale commercial and mixed-use districts
• C-MS-12 most commonly along arterial streets

PARKING REQUIREMENTS

• Household Living: .75/unit
• Office: 1.25/1,000 sf GFA
• Restaurants: 2.5/1,000 sf GFA
• Retail Sales: 2.5/1,000 sf GFA
• Industrial Services: .5/1,000 sf GFA

PARKING REDUCTIONS

• Mixed Use—up to 5,000 sf GFA may be exempt from calculation.
• 60% AMI—0.1 spaces/unit.
• Older Adults and Special Needs Housing—0.25 spaces/unit.
• Affordable Housing—up to 20%
• Bicycle Sharing-- 1 vehicle space reduction for every 5 bikes shared.
"When people see green spaces, they show a greater well-being and capacity to heal quicker." Nature in general, whether a green space or in fragments, helps reduce stress, improves mood, reduces feelings of anger and promotes relaxation."

Currently the Nearest Park is La Raza park which is a 15 minute or .6 mile walk Ciancio Park which is 16 minutes or .7 miles away. Both require crossing the light rail at Fox Station.
Bus Routes
- The 38 (Wheatridge Station to 21st St and Champa St) runs every 30min, from 4:46am to 11:17pm

Light rail
- G Line (Union Station to Wheatridge Station) runs every 30min, from 4:11am to 12:11am
- B Line (Union Statin to Westminster Station) runs 60min, from 5:49am to 10:49pm
Principles of Trauma Informed Design

"The principles of trauma-informed design include reducing and removing known adverse stimuli and environmental stresses, actively engaging individuals in a dynamic, multisensory environment, supporting self-reliance, providing and promoting connection to the natural world, separating individuals from others who may be in distress, reinforcing a sense of personal identity and promoting the opportunity for choice while balancing program needs and the safety and comfort of the majority."

Main Takeaways for Design
- Minimize Visual Complexity and Include Natural Views
- Arrange Seating to Increase Socialization
- Flexibility in Furniture Arrangement
- Give residents a sense of control and independence
ARCHITECTURAL VISIONING
ARCHITECTURAL MASSING
ARCHITECTURAL MASSING
VIEW FROM THE STREET
**PROGRAMMING**

- **Total Units:**
  - Studio: 76 (375 sf ave. unit size)
  - 1B: 153 (500 sf ave. unit size)

- **Total Dwelling Units:** 229

- **Units per Floor:**
  - 2nd & 3rd: 28
  - 4th & 5th: 26
  - 6th – 9th: 22
  - 10th – 12th: 11

- **PSH:**
  - Studio: 32
  - 1B: 64
  - Total: 96

- **LIHTC:**
  - Studio: 44
  - 1B: 89
  - Total: 133

- **Net Residential:** 105,000 sf
- **Amenity:** 23,072 sf
- **Horz Circ:** 6,870 sf
- **Vert Circ:** 9,400 sf
- **Utilities:** 7,847 sf
- **Garage:** 29,272 sf

- **Gross sf:** 181,461
ACCESS TO GREENSPACE

Community Area

Residences

Community Area Residences

Café Space

Maker Space
FINANCING

Financing and Alternatives

- The building utilizes the 4% State Tax Credit.
- In its original design, the building would cost approximately $71 million dollars.
- Original design requires an additional $5 million dollars.
- Two alternatives were run to lower the gap.

<table>
<thead>
<tr>
<th>Sources</th>
<th>229 Unit Building; 83 Parking Stalls</th>
<th>207 Unit Building; 83 Parking Stalls</th>
<th>185 Unit Building; 40 Parking Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Mortgage</td>
<td>19,000,000</td>
<td>17,350,000</td>
<td>14,900,000</td>
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<tr>
<td>LIHTC Equity</td>
<td>36,569,616</td>
<td>34,217,083</td>
<td>29,318,215</td>
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<td>Deferred Developer Fee</td>
<td>3,863,287</td>
<td>3,585,077</td>
<td>2,993,489</td>
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<td>CDOH Funds</td>
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<tr>
<td>HOST Funds</td>
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<td><strong>Total Sources</strong></td>
<td><strong>65,932,903</strong></td>
<td><strong>61,652,160</strong></td>
<td><strong>53,711,705</strong></td>
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<th>Uses</th>
<th>229 Unit Building; 83 Parking Stalls</th>
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<th>185 Unit Building; 40 Parking Stalls</th>
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<tr>
<td>Land</td>
<td>-</td>
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<td>-</td>
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<td>Hard Costs</td>
<td>49,006,312</td>
<td>45,461,388</td>
<td>37,910,662</td>
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<td>Soft Costs</td>
<td>12,302,806</td>
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<td>Developer Fee</td>
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<td>Reserves</td>
<td>1,289,072</td>
<td>1,168,335</td>
<td>1,025,325</td>
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<td><strong>Total Uses</strong></td>
<td><strong>71,183,271</strong></td>
<td><strong>65,967,044</strong></td>
<td><strong>55,287,461</strong></td>
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<td><strong>Gap</strong></td>
<td><strong>(5,250,368)</strong></td>
<td><strong>(4,314,884)</strong></td>
<td><strong>(1,575,756)</strong></td>
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</table>
THANK YOU

Andrew Chapin
Housing Colorado

Gosha Kung
KTGY

Lauren Daley
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Pollack

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