HISTORIC SPLENDID VALLEY

Adams County/Brighton, CO

Housing Colorado 2019 | Design Charrette
Unison Housing Partners

Mission
To work in partnership with diverse communities, to promote economic self-sufficiency, to preserve and expand affordable housing opportunities, and to enhance the livability of neighborhoods in Adams County.

Values
1. Champion the needs of those we serve
2. Work together
3. Maintain a commitment to excellence
4. Uphold the highest standards of integrity and ethics
5. Embrace diversity
LOCATION

Project Site: 13600 Crystal St. Adams County, CO
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**Initial Program**

- **60-120** Desired Number of Units
- **20%-60%** Target AMI of Residents
- **Serving Families, Veterans & Formerly Homeless**

- **Variety of unit types, including tiny homes, studios, 1- and 2- bedrooms**
- **Incorporate a community farm and enable residents to grow healthy food**
- **Use Net Zero design strategies to create a sustainable community**
EXISTING CONDITIONS
Demographics

- **71%** of households are families
- **29%** of households are non-families

**Average Household Size**
- **2.85**

**Average Family Household Size**
- **3.36**

**Non-Family Households**
- **28%** Of **Non-Families** make less than $25,000 and **would qualify for 20-40% AMI**

**Families**
- **33%** Of **Families** make less than $50,000 and **would qualify for 20-60% AMI**
SITE VIEWS

LOOKING NORTH

LOOKING WEST

LOOKING EAST

LOOKING SOUTH
Neighborhood Character
**Current Zoning**

Key Takeaways:

- Project site is zoned A-1
- A-1 zoning is designed for rural single-family dwelling units with limited farming uses
- Surrounding sites are a mix of A-1, A-2, A3, and PUD

Site will need to be rezoned for this project
### Future Land Use

**The District Plan: Local Mixed Use District**

<table>
<thead>
<tr>
<th>LAND USE CATEGORY</th>
<th>CHARACTERISTICS &amp; USES</th>
<th>PURPOSE</th>
<th>CRITERIA FOR DESIGNATION</th>
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<tbody>
<tr>
<td>Local District Mixed Use</td>
<td><strong>Primary:</strong> Concentrated food cultivation, processing, and distributing. Agricultural tourism uses such as farmers markets, cottage industries, bed and breakfast establishments, restaurants, breweries, tourism services.</td>
<td>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure may become urban in nature while other areas may remain a lower intensity use. Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming. Conserve environmentally sensitive areas. Prevent urban nuisance complaints. Limit the extension of services where they are costly and difficult to provide. Provide adequate intensity and mix of uses to create a pedestrian environment.</td>
<td>Ability to support agricultural tourism uses. Incorporated into a municipality where central water and sewer is feasible and necessary. Adequate transportation access. Avoid uses that are incompatible with agricultural uses. Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives. Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area. Architecture should reflect the agricultural heritage of the area in a complementary manner. Suitable for agriculture, environmentally sensitive; or historically significant. Contributes to separating and defining urban areas.</td>
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<td><strong>Secondary:</strong> Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</td>
<td>Balance development to utilize TDR as a sending area and cluster development on site.</td>
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Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.
Community Services

LEGEND
- Project Site
- Brighton City Boundaries
- Services
  - Grocery Stores
  - Public Libraries
  - Schools
  - Fire Stations
  - Police Stations

DIA Employment Center
**Transportation Network**

Key Takeaways:

- Only 2 bus routes serve project site, with only 3 bus stops within 1/2 mile.

- 120 (to Broomfield) comes only once per hour.

- 145X (to DIA/Brighton) only comes twice per day in each direction.

Public transit is not a viable option for the vast majority of trips.
SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

13600 Crystal St, Brighton, CO
Site Analysis
- Barrier - Overhead Power Lines
- Edge - Single-Family Residential
- Views
- +HP-LP Site High & Low Points
- Where Water Pools (neighbor info)

Typ. Surrounding Residential Density
2 duls/acre

Site not in a Water or Sanitation District

1102x30
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