DESIGN CHARETTE PROCESS
SITE DESIGN PRECEDENTS

ATTACHED TINY HOMES & MICRO-UNITS

MODULAR MULTIFAMILY

DISTRICT VISION OF CLUSTERED HOUSING AND FARMING
SITE DESIGN PROCESS

4 Initial Site Plans

CIRCULAR GRID

GEOMETRIC GRID
Housing Colorado 2019 | Design Charrette: Splendid Valley

REFINED SITE PLANS

RADIAL

RECTANGULAR CLUSTER
SITE PLAN: CIRCULATION

PEDESTRIAN CIRCULATION

VEHICLE CIRCULATION
Housing Colorado 2019 | Design Charrette: Splendid Valley

**Final Program**

- **Total Units**: 90
- **Target AMI of Residents**: 30% - 80%
- **Serving Families, Veterans & Formerly Homeless**

**Variety of unit types**, including 1- and 2-, and 3- bedrooms

**Features a ~4 acre community farm** and enable residents to grow healthy food

**Use Net Zero design strategies** to create a sustainable community
### Site Plan Specifics

#### Building Type

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Townhouse</th>
<th>Quadplex</th>
<th>Duplex-A</th>
<th>Duplex-B</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>4</td>
<td>9</td>
<td>6</td>
<td>7</td>
<td>26</td>
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</table>

#### Unit Breakdown

<table>
<thead>
<tr>
<th>Unit Breakdown</th>
<th>Parking</th>
<th>#</th>
<th>%</th>
<th>Ratio</th>
<th>Required</th>
<th>Supplied</th>
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</thead>
<tbody>
<tr>
<td>1-bedrooms</td>
<td></td>
<td>24</td>
<td>26%</td>
<td>1</td>
<td>24</td>
<td>48</td>
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<tr>
<td>2-bedrooms</td>
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<td>50</td>
<td>56%</td>
<td>1.5</td>
<td>75</td>
<td>88</td>
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<tr>
<td>3-bedrooms</td>
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<td>16</td>
<td>18%</td>
<td>2</td>
<td>32</td>
<td></td>
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<tr>
<td><strong>90 units</strong></td>
<td></td>
<td></td>
<td>100%</td>
<td></td>
<td><strong>131</strong></td>
<td><strong>136</strong></td>
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</table>

+ Education Building
+ Equipment Barn & Greenhouse
+ Community Building
**Building Typologies**

- **BLUE** community buildings
- **GREEN** agricultural buildings
- **ORANGE** duplexes
- **RED** quadplexes
- **YELLOW** townhomes
Building types - Education Building

- Farm Store
- Office Space
- Classroom
- Outdoor Wash Station
Building types - community building

+ Office Space
+ Indoor/Outdoor Kitchen
+ Flex Space
+ Seating Area

CENTRAL COMMUNITY BUILDING - EAST ELEVATION

FLOOR PLAN
BUILDING TYPES - DUPLEX

13 buildings
26 units

6 1 bedrooms
20 2 bedrooms

DUPLEX - FRONT ELEVATION

FLOOR PLANS

1 BEDROOM

2 BEDROOM
Building types - quadplex

9 buildings
36 units

18 1 bedrooms
18 2 bedrooms
Building types - townhouse

4 buildings
28 units

12 2 bedrooms
16 3 bedrooms
**FINANCIALS**

**4% LIHTC**

<table>
<thead>
<tr>
<th>Number of Units by Target AMI Restriction</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>70%</th>
<th>80%</th>
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<tbody>
<tr>
<td>One-Bedroom</td>
<td>6</td>
<td>3</td>
<td>2</td>
<td>4</td>
<td>6</td>
<td>3</td>
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<tr>
<td>Two-Bedroom</td>
<td>6</td>
<td>3</td>
<td>11</td>
<td>11</td>
<td>19</td>
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<td>Three-Bedroom</td>
<td>6</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>-</td>
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**Sources**
- Permanent Loan: $9,900,000
- LIHTC Equity: $12,407,317
- Deferred Developer Fee: $1,150,000
- CDOH/Local Funds: $1,270,000
- **Total**: $24,727,317

**Uses**
- Land and Building: $0
- Construction Costs: $20,711,345
- Soft Costs: $4,950,783
- Developer Fees: $2,818,000
- Project Reserves/Other: $519,881
- **Total Uses**: $29,000,009

Sources minus Uses (Gap): **($4,272,692)**
PROJECT TEAM

TEAM LEADERS
ADAM KANTOR, Kephart
YONG CHO, Studio Completiva

SITE SPONSORS
ANDREW CHAPIN, Unison Housing Partners
STEVE KUNSHIER, Unison Housing Partners
PETER LiFARI, Unison Housing Partners

PROFESSIONAL VOLUNTEERS
DAVE THORPE, Radian
LAUREN DALEY, Van Meter Williams Pollack
GOSIA KUNG, Anderson Mason Dale Architects
RYAN SAND, Brightview
MATT SMALL, Norris Design
LORETTA POKORNY, Energetics Consulting Engineers
MEGAN YONKE, Denver Economic Development Opportunity
JOEL REEVES, JHL Constructors
TIM BALAS, JHL Constructors
BARON COFFELT, JHL Constructors
LAURA CLARK, S.B. Clark Companies

UNIVERSITY OF COLORADO DENVER STUDENTS
ANNElies VAN VONNO, MURP
CHRIS QUINN, MLA, MUD
DANA FALK, MUD, MURP
DANA SPARKS, MURP
MORGAN YOUNG, MARCH
SHANNON TERRELL, MURP
TARA SORRELS, MURP