City of Arvada
Planning Commission Agenda

AUGUST 8, 2023
CITY COUNCIL CHAMBERS
Regular Business

Commission Members:
Michael P. Griffith, Chair
Doug Magee, Vice Chair
Tim Knapp, Secretary
Tom Aljinovich
Brandon Figliolino
Andrew Gay
Steve Hannan

Staff Members Usually Present:
Rob Smetana, Acting Dir. of Community and Economic Development
Emily Grogg, Senior Assistant City Attorney
Claudia Vaughan, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

Info: 720-898-7435

The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to https://www.arvadaco.gov/276/Planning-Commission for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at cedboardsandcommission@arvada.org. Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact Josie Suk with any questions at 720-898-7627.

PLANNING COMMISSION MEETING – 6:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

4. APPROVAL OF MINUTES
   A. Meeting Minutes from June 20, 2023

5. GENERAL BUSINESS

6. REPORTS

7. PETITIONS & COMMUNICATIONS

8. PUBLIC HEARINGS
   A. Conditional Use for Residential Development in the MX-S Zoning District for the Family Tree Affordable Housing Project, a 1.71 acre parcel of land located approximately at 5549 Marshall St.

B. Major Modification for Family Tree Affordable Housing, a modification from the Arvada LDC Subsection 5-1-2-5(G) - Multifamily residential buildings shall provide at least 75 percent of the total dwelling units with at least one private outdoor yard patio, or balcony, for a 1.71 - acre parcel of land approximately located at 5549 Marshall St.

C. Vacation of the Marshall Ct. and W. 55th Pl. Right-of-Way for Family Tree Affordable Housing, a 1.71 acre parcel of land approximately located at 5549 Marshall St.

9. OTHER ITEMS

10. ADJOURN

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
June 20, 2023

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. CALLED MEETING TO ORDER– By Michael P. Griffith at 6:17 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

Those present: Michael P. Griffith, Tim Knapp, Brandon Figliolino, Tom Aljinovich,

THOSE ABSENT

Doug Magee, Steve Hannan, Andrew Gay

MOTION

It was moved by Mr. Griffith to excuse the absence of Mr. Hannan, Mr. Magee and Mr. Gay.

Those voting Yes: Griffith, Knapp, Ajinovich, Figliolino
Those voting No:
Those absent: Gay, Magee, Hannan
The motion carried: 4-0

ALSO PRESENT: Rob Smetana, Acting Director of Community and Economic Development and City Planning Manager; Brad Moloney, Deputy City Attorney; Jeremiah Bebo, Planner II, Heidi Van Gieson, Recording Secretary.

4. APPROVAL OF MINUTES

June 6, 2023. The minutes stand approved as printed.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

There being no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

DA2023-0035 Major Modification from the Land Development Code to increase the maximum height allowed for a solid fence in the front setback to six feet when LDC Division 4-7-2 restricts the height of solid fences in the front yard to three feet generally located at 5618 W 64th Ave. Arvada, CO

The public hearing was opened.

Mr. Bebo had a correction to the staff report. On page 6 in the table for the major modification approval criteria. For criteria number 2, currently it says that we have the finding of “Does Not Comply”. However it should read “Complies/ Does Not Apply”.

Mr. Griffith entered into the record the staff report DA2023-0035 dated June 20, 2023, staff report, posting notice, affidavit of mailing, and posting log.

Jeremiah Bebo introduced the project.

Zach Mahone 5618 W 64h Ave/the homeowner. Stated that he would like to change the current chain link fence to a 6 ft cedar fence. Stated that the request is for safety, sound dampening and will bring curb appeal. Mr. Mahone stated how the request is unique because of the unique location of the house. Applicant stated that there is no concern regarding the site triangle.

Mr. Griffith opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

Don Taylor 5620 W 64th Street, stated that the new fence would be appreciated for the aesthetics of it.

IN OPPOSITION

NONE

APPLICANT REBUTTAL

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Brandon Figlolino asked what the city considers a front yard?

Mr. Bebo stated that it is where the property is adjacent to the street and where the right-of-way is. Even though they have a private drive that services the three houses there it is technically

regarding the frontage with Right-of-way. Thereby automatically putting the front of the house on the North.

Mr. Figliolino asked if the city team would change their mind if there were more trees in front of the fence? Would that be a lesser impact?

Mr. Bebo stated that at this stage, probably not. The intent of the regulation is to prevent street frontages that are just solid walls or fences and trees may help lessen that impact, however..

Mr. Figliolino asked if the City staff had any concerns with the Site Triangle?

Mr. Bebo stated that they did not.

Tim Knapp asked to explain the correction that was made to number 2 on page 6 the Staff Report? Why does it Comply as well as Not Comply?

Mr. Bebo stated that the approval Criterion states that the requested modification addresses a unique situation or incorporates creative design. We (staff) do find that the modification does address a unique situation being that there is the presence of the private drive/Cul-de-sac. In that it is not the only property in the city that has that, it is a rarity though. The part that staff struggled with, was if it incorporated creative design. It did comply with part of the Criteria but didn't meet the full spectrum of the criteria.

Mr. Knapp asked if there was another solution that the staff was considering?

Mr. Bebo stated that offline they explored different options. They looked at reducing the amount of fence extending to the west to try to pull it back a bit. We (staff) thought they had found a way to bring it to the Board of Adjustment, but there is a criterion about seeking the least variance necessary and they found that this design does not meet that at its face value.

Mr. Knapp asked if the applicant takes care of the yard between the road and the fence?

Mr. Mahone stated that he has been letting it grow a bit to create more privacy. He does go out and picks up trash and cuts a bit around the mailbox.

Mr. Knapp asked what exactly the applicants' concerns are about privacy, security and noise?

Mr. Mahone stated that 64th Ave is a fairly busy street and because of the way his property is, as far as safety; there is trash and debris thrown into the yard. Sound wise, it would just create more privacy specifically for his tenant downstairs that's window looks right onto it. Security, there are people that walk along W 64th that could easily jump his current fence and get into his yard or backdoor. A 6 ft fence would create privacy along that road and decrease accessibility to his property making it more safe.

Mr. Aljinovich asked the staff if the applicant created this situation?

Mr. Bebo stated that is correct, he did not.

Mr. Aljinovich stated that he inherited it when he bought the home, so he has a unique situation here that can be solved. Is he with the setback limits within the proposed new fence?

Mr. Bebo stated that the applicant is encroaching into the front setback but not beyond the property line.

Mr. Aljinovich asked if the current fence is permitted?

Mr. Bebo stated that it is because it is a chain link fence. You can have up to a 4 ft tall fence so long as it is 50% open.

Mr. Aljinovich asked what code violation would he be breaking if he got a 6 ft fence?

Mr. Bebo stated that it is the height and the fact that it's not transparent. He stated that those are the two factors that staff is looking at.

Mr. Aljinovich asked what is considered his front yard?

Mr. Bebo stated that the side facing 64th is his front yard.

Mr. Aljinovich stated that his front yard faces into the Cul-de-sac?

Mr. Bebo stated that that was correct, but the technical reading of the code is that the North is his front yard.

Mr. Aljinovich asked Mr. Smetana to explain.

Mr. Smetana stated that per the code the front yard is the side that faces 64th even though his house is orientated towards a private drive.

Mr. Aljinovich stated that that is not the applicant's fault.

Mr. Smetana stated that the lot was plotted this way in 1979. It was a known situation since then. The house could've been facing 64th.

Mr. Aljinovich asked the applicant if he was aware of this when he purchased the home?

Mr. Mahone stated that he did not.

Mr. Griffith asked about the slope considerations. Under circumstances when there is a slope , how do we fix that with the code?

Mr. Bebo stated that it is measured from finished grade which creates a conundrum with situations like this.

Mr. Griffith asked when we are looking at Major Modifications, we are looking at 20% over what is allowed? But perception wise, if there is a 1 ft drop, the fence will only look as though it is 4.5 to 5 ft tall.

Mr. Bebo stated that that is correct.

Mr. Griffith asked how we get some of the non code 6 ft no transparent fences along 64th?

Mr. Bebo stated that the Code update that they did in 2020 helped alleviate a lot of that, the current code is a lot more liberal about what's legally defined as a corner lot and allows a reduced set back on the street side. Also large subdivision fencing is allowed if there is a backyard facing an arterial street.

MOTION:

It was moved by Mr. Figliolino that a Major Modification from the Land Development Code to increase the maximum height allowed for a solid fence in the front setback to six feet when LDC Division 4-7-2 restricts the height of solid fences in the front yard to three feet generally located at 5618 W 64th Ave. Arvada, CO, be recommended to City Council for (Denial) stated in the Staff Report.

The motion for denial is based on the facts and findings on Page 6 or 7 of the Staff Report.

DISCUSSION OF MOTION

Mr. Griffith reviewed that a vote for yes would be a vote to deny and a vote of no would be a vote to approve the project.

Brad Moloney stated that if this vote was to not carry, we would have to do a second motion to approve it.

Mr. Knapp stated that he will not be voting in favor of the proposed motion. He stated that we do have a unique situation, one of which is in the lay of the land. Also that there are fences along that road already. He feels that the new fence will be an improvement of what is currently there.

Mr. Griffith will also not be voting In Favor of the motion as read, stating that he will be voting against the denial. He stated that he appreciates that the staff noted the areas where the project Complies or Does Not Comply. Specifically on Criteria number 5, he has a different point of view on it. He feels that it does comply and that there will not be a significantly negative impact by the fence on the frontage as he feels the frontage is a little ambiguous in this case whether it is the side or the front.

Mr. Aljinovich stated that Mr. Mahone is in a unique situation with the way that the house is situated and has a significant difficulty with the way the house is on the lot which is not his doing. He feels it causes a significant difficulty on him (Mr. Mahone) and it is a unique situation and he will be voting no for this motion.

Mr. Figliolino stated that he agrees with his fellow commissioners and feels that it will not have a negative impact to have the fence there as this is a unique situation.

Those voting Yes:
Those voting No: Griffith, Knapp, Ajinovich, Figliolino
Those absent:Gay, Hannan, Magee
The motion failed 0-4

MOTION:

It was moved by Mr. Figliolino that a Major Modification from the Land Development Code to increase the maximum height allowed for a solid fence in the front setback to six feet when LDC Division 4-7-2 restricts the height of solid fences in the front yard to three feet generally located at 5618 W 64th Ave. Arvada, CO, be recommended to City Council for Approval stated in the Staff Report.

The motion for approval is based on the facts and findings on Page 6 or 7 and complies with Criteria 1, 4 & 5 of the Staff Report.

DISCUSSION OF MOTION

Mr. Griffith stated his thanks to the applicant for putting together a very concise and professional presentation. This is the most well organized case that he has seen. He stated that it does not mean that they vote on the presentation itself but that it makes it easier to understand what is being asked for.

Mr. Moloney stated that we are voting on the approval criteria, the commission will be making a vote that it does comply across the board with pages 6 & 7 of the staff report.

Mr. Griffith clarified with Mr. Figliolino that that is what he meant by his motion.

Mr. Figliolino agreed that, yes it was.

Mr. Griffith thanked the staff as well. This is a great example of government appointed staff, staff and citizens all coming together to solve a problem. It may just be a fence, but staff looked and saw that they had some issues with it in regards to the Code. It is a great example of everyone working together, and that it is very clear that the process is being followed.

Mr. Knapp thanked staff for bringing this to their attention and allowing the commission to weigh in on the matter. He will be voting in favor on this matter.

Those voting Yes: Griffith, Knapp, Ajinovich, Figliolino
Those voting No:
Those absent: Gay, Hannan, Magee
The motion carried: 4-0

8. **OTHER ITEMS**

Tour of new city website

Mr. Smetana explained how to navigate and find the Planning Commission information.

No meeting July 4th due to the holiday or July 18th.

It was moved by Mr. Figliolino to cancel the July 18th meeting.

Those voting Yes: Griffith, Knapp, Ajinovich, Figliolino
Those voting No:

Those absent: Gay, Hannan, Magee
The motion carried: 4-0

Next meeting will be August 8, 2023

9. **ADJOURNED** at 7:05 P.M.

_____
Michael P. Griffith, Chair

_____
Tim Knapp, Secretary

_____
Heidi Van Gieson, Recording Secretary

CITY OF ARVADA

REPORT TO PLANNING COMMISSION	AGENDA ITEM 8.A.

TO: PLANNING COMMISSION DATE: August 8, 2023

SUBJECT: Conditional Use for Residential Development in the MX-S Zoning District for the Family Tree Affordable Housing Project, a 1.71 acre parcel of land located approximately at 5549 Marshall St.

Report in Brief

MOTION: 8A MOVED BY: _____

That a Conditional Use for Residential Development in the MX-S (Mixed Use- Suburban) Zoning District for the Family Tree Affordable Housing Project, a 1.71 - acre parcel of land located approximately at 5549 Marshall St., in the City of Arvada, CO, be recommended to City Council for (Approval) (Denial).

This motion is based on the findings of fact and approval criteria on Page(s) 6 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner	8/2/2023
Josie Suk, Development Systems and Administrative Manager	8/2/2023
Emily Grogg, Senior Assistant City Attorney	8/2/2023
Rob Smetana, Acting Director of Community and Economic Development	8/2/2023

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

REPORT TO PLANNING COMMISSION	AGENDA ITEM 8.B.

TO: PLANNING COMMISSION DATE: August 8, 2023

SUBJECT: Major Modification for Family Tree Affordable Housing, a modification from the Arvada LDC Subsection 5-1-2-5(G) - Multifamily residential buildings shall provide at least 75 percent of the total dwelling units with at least one private outdoor yard patio, or balcony, for a 1.71 - acre parcel of land approximately located at 5549 Marshall St.

Report in Brief

MOTION: 8B	MOVED BY: _____

That a Major Modification for Family Tree Affordable Housing, a modification from the Arvada LDC Subsection 5-1-2-5(G) - Multifamily residential buildings shall provide at least 75 percent of the total dwelling units with at least one private outdoor yard patio, or balcony, for a 1.71 acre parcel of land at approximately 5549 Marshall St., be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 7 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner	7/28/2023
Josie Suk, Development Systems and Administrative Manager	7/31/2023
Emily Grogg, Senior Assistant City Attorney	8/1/2023
Rob Smetana, Acting Director of Community and Economic Development	8/3/2023

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

REPORT TO PLANNING COMMISSION	AGENDA ITEM 8.C.

TO: PLANNING COMMISSION DATE: August 8, 2023

SUBJECT: Vacation of the Marshall Ct. and W. 55th Pl. Right-of-Way for Family Tree Affordable Housing, a 1.71 acre parcel of land approximately located at 5549 Marshall St.

Report in Brief

MOTION: 8C MOVED BY: _____
That a Vacation of the Marshall Ct. and W. 55th Pl. Right-of-Way for the Family Tree Affordable Housing, generally located at 5549 Marshall St., be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 8 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner	7/28/2023
Josie Suk, Development Systems and Administrative Manager	7/31/2023
Emily Grogg, Senior Assistant City Attorney	8/1/2023
Rob Smetana, Acting Director of Community and Economic Development	8/3/2023

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

FAMILY TREE AFFORDABLE HOUSING
CONDITIONAL USE, MAJOR MODIFICATION, AND
RIGHT OF WAY VACATION
DA2022-0059

NATURE OF REQUEST

Family Tree and BlueLine Development are requesting approval of a Conditional Use, a Major Modification and a Right of Way Vacation for an affordable multifamily development.

The property is approximately 1.638 acres and is zoned Mixed-Use Suburban (MX-S). The proposed development is approximately 20,195 square feet in size and planned for an 85 unit apartment building with offices for supportive services for the residents. An exterior courtyard and a small urban park are also provided. The apartment units are for households experiencing homelessness at or below 30 percent area median income (AMI).

MAJOR MODIFICATIONS REQUESTED

The Applicant is requesting a modification to the Arvada Land Development Code (LDC) standards as part of this project. The modification is:

Subsection 5-1-2-5 G.
Multifamily residential buildings shall provide at least 75 percent of the total dwelling units with at least one private outdoor yard, patio, or balcony. The regulations would require sixty-four balconies or patios for this project.

The applicant is requesting that this requirement be eliminated due to the unique needs of the population who will be served with this development. Over the years, the design of affordable housing by developers found that balconies were not being used by the residents or were being utilized for storage space.

To meet the intent of this requirement, a secured 8,500 square foot courtyard with open space will be provided. The courtyard will provide a multi-generational playground, private and covered outdoor seating, a walking path and a community garden, as well as a pet area and a smoking patio. The courtyard will be available for all the residents to enjoy. The cost to provide balconies or patios will be used to provide the residents with amenity areas inside the building, increasing access services provided by Family Tree and Jefferson Center for Mental Health.

Given the proposed mitigation, the staff recommends approval of the Major Modification requested.

LOCATION AND HISTORY

The subject property is located on the southwest corner of W 56th Avenue and Marshall Street. Currently, there are five single family homes owned by the Family Tree Foundation on the property. Since 1976, the Foundation has been helping people overcome child abuse and neglect, domestic violence and homelessness in the community. Family Tree was awarded a low income housing tax credits (LIHTC) and will redevelop the site for an affordable housing apartment building.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project took place on June 2, 2022. The applicant, staff, and 40 neighbors were in attendance.

Family Tree Inc. presented the development group and partners including the Jefferson Center for Mental Health, BlueLine Development, Inc. and Property Management Company. The presentation described the proposed development project for supportive housing to serve individuals and families at or below 30 percent area median income. The site will have community gatherings, supportive services and onsite staff seven days a week.

The residents were generally interested in learning about the partners and services to be provided. Some expressed concerns that there are already a high number of homeless people in the neighborhood and likely to increase with the development. Others were concerned about number off-street parking spaces to be provided.

The applicant prepared a summary of the meeting, which is attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1,000 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

DEVELOPMENT REVIEW TIMELINE

Review of the application began on July 6, 2022. The applicant was not able to meet the standard three reviews within a 26 week timeframe for the Planning Commission public hearing.

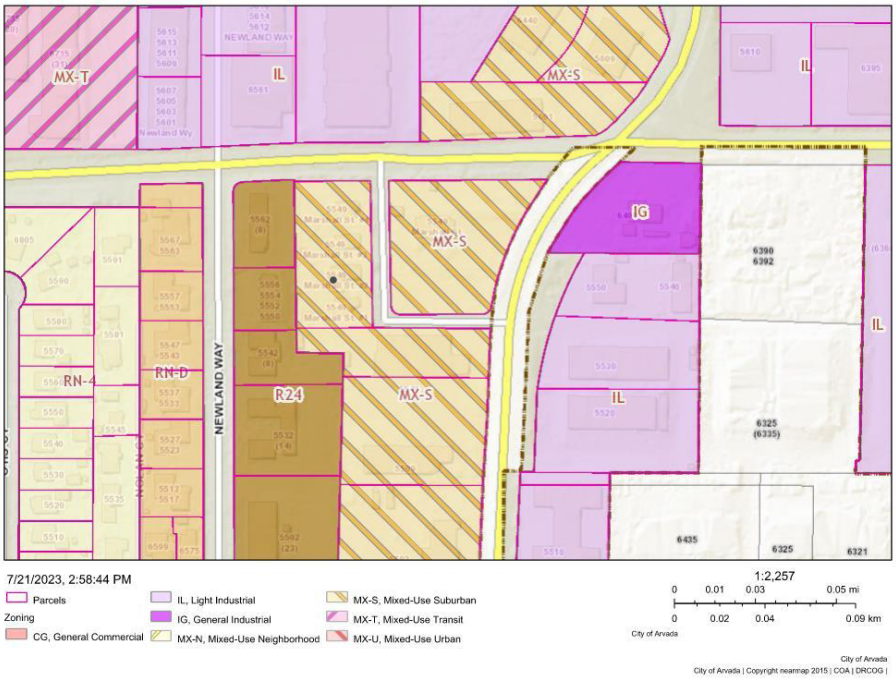
ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

The subject property is currently zoned MX-S and is approximately 81,331 square feet in size.

Vicinity and Zoning
Planning Map



Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	IL- Industrial Light	Warehouse, Storage, Auto Service and Repair
South	MX-S Mixed Use- Suburban	Warehouse, Storage, Auto Service and Repair
East	IL and IG-Industrial General	Industrial Flex Offices, Auto Service and Repair
West	R24 and RN-D	Residential Single Family Detached, Duplex and Apartment Units

The MX-S is intended to provide for a variety of residential and nonresidential uses in vertically mixed-use, horizontally mixed-use or single-use configurations.

The proposed project will provide 85 affordable housing units and will be managed and staffed by Family Tree and Jefferson Center for Mental Health.

PROJECT ANALYSIS

The Family Tree Affordable Housing development requires approval for a Condition Use, Major Modification and a Right of Way Vacation.

Right of Way Vacation
The right-of-way vacation (ROW) of Marshal Court and West 55th Place will improve the overall site development. The existing unimproved ROW will be replaced with a 24 foot fire lane and emergency access easement. The proposed easements will connect to West 56th Avenue to north and Marshall Street to south and allows the adjacent property owner to the south continued access to their rear parking lot.

Compliance with the Comprehensive Plan
The Comprehensive Land Use Map designation for the site is High Density Residential and Clear Creek/I-76 Community Plan. Appropriate uses are multi-family residential apartments and condominiums located near commercial and non-residential and industrial uses. High density residential development uses are generally located along collector or arterial streets and near transit services or centers.

Setbacks
The setbacks are as follows:

Urban Multifamily	Required (Section 2-1-8-8)	Proposed
Min. lot area	No minimum	1.6 acres
Min lot width	50′	65′
Max height	4-stories/ 45′	4-stories/ 50′-0″
Max units per building	Not limited	85
Max building coverage	90%	60%
Front setback	10′ with 20% build-to	10′ with 20% build to
Side setback	10′	10′
Side interior setback	10′	10′
Rear setback	0′	10′
Min. front parking setback	20′	20′
Min. landscape surface area	25%	41%
Min. area for small urban parks	10% of net parcel area	10%

Building Height
The MX-S maximum building height is 45 feet. Subsection 2-1-10-4 B allows an additional 15 feet; a maximum of 60 feet. The proposed building height is 50 feet.

Landscape Surface Area
The total amount of landscape surface area to be provided is 33,652 square feet (41 percent) exceeding the 25 percent minimum requirement.

Parks
The required park land dedication is 68,824.80 square feet. A small urban park is proposed to be located on the east side adjacent to Marshall Street. The 8,179 square feet urban park counts toward the park land dedication.

Building Design
The four-story building with a tuck under parking garage is designed to the meet the LDC building design standards for multifamily, with the exception of the requested Major Modification described above. All sides of the building meet the architectural details with a variety of building materials i.e. brick veneer exterior wall with masonry detailing, and canopies on the first floor. Horizontal and vertical articulations are also provided.

Circulation and Connectivity
The site currently has two accesses: West 56th Avenue and Marshall Street. Entrance to the site will be a 24-foot wide fire and emergency access drive.

Grading and Drainage
The stormwater quality and detention rain garden will treat and detain runoff for the site. The site is relatively flat and drainage will outfall to the north into the existing Clear Creek North Outfall concrete box culvert within W 56th Avenue and then will be routed south within Marshall Street.

Parking and Loading
The required number of parking spaces for projects that receive Low Income Housing Tax Credits is:
1 bedroom units: 1.4 space per unit and 2 + bedroom units: 2.0 space per unit.

Additional parking reductions include Subsection 4-5-2-5 C3 and D3: Off-Street Parking Reduction of 20 percent and Discretionary Parking Reduction of 15 percent.

Utilizing the reduction standards, the required parking for the development is 83 spaces. Eight-four parking spaces are provided with 44 spaces to be located in the garage and tandem carports.

Utility Services
All utilities are currently available to serve the development.

Police and Fire Protection
Police protection will be provided by the Arvada Police Department. Fire protection will be provided by the Arvada Fire Protection District.

School District
The required school land fee-in-lieu for 85 multi-family units is for 0.64 acres.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the tables below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

Div. 8-3-5 Conditional Use Approval Criteria	Finding	Rationale
1. The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed conditional use in Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property;	Complies	Except for a major modification, the proposed development for an affordable multifamily housing complies with the applicable standards of the LDC. The MX-S zone district allows multifamily residential with a conditional use approval.
2. The application is consistent with the Arvada Comprehensive Plan;	Complies	The proposed development is consistent with the Comprehensive Plan. The housing gap analysis reveals that low-income residents have difficulty finding affordable rental or for-sale housing. In Arvada there is limited number of rental for low and moderate-income households. The proposed development will provide 85 units to serve these residents.
3. The use is consistent with the purpose and intent of the zoning district in which it is located;	Complies	The proposed affordable housing meets the intent of the MX-S and is well connected to the services and transit along Marshall Street and W 56th Avenue.
4. The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area and the zoning district regulations;	Complies	The redevelopment of the site meets the size, scale, height, and density with the MX-S zoning regulations. The proposed development will improve the existing character of the area.
5. Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development; and	Complies	All facilities and services are available to serve the site. A fire and emergency access driveway will be provided around the property.
6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.	Complies	The development mitigates any adverse impacts as well improves the surrounding area as this area is redeveloping.

Div. 8-3-11 Major Modification Approval Criteria	Finding	Rationale
1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.	Complies	The requested modification allows the design of the site to be approved as proposed. The development is consistent with the Comprehensive Plan and the MX-S zone district.
2. The requested modification addresses a unique situation or incorporates creative site design.	Complies	The affordable multi-family apartment will serve Jefferson County residents transitioning out of homelessness to permanent housing. People who have experienced homelessness often have experienced trauma that is best served by spaces that cultivate a strong sense of community and connection. A central courtyard allows residents to engage and feel a sense of belonging. Research found that the centralized amenity spaces allow people to feel valued after being marginalized by. By removing individual balconies the residents will experience the common outdoor spaces and build a sense of community, safety and connection.
3. The requested modification will not result in incompatible development.	Complies	The requested modification will not result in incompatible development. The courtyard and the small urban park allow access to all residents; while the required balconies would only be for 64 units.
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public.	Complies	The modification will not have an adverse impact on the health, safety or welfare of surrounding property owners or the public. The intent of courtyard will increase the health and wellness outcomes of the residents resulting in long term housing stability.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Complies	The modification is mitigated by incorporating the outdoor courtyard for the residents.

Div. 8-3-9-1 Vacation of Rights-of-Way Approval Criteria	Finding	Rationale
1. The vacation is consistent with the Comprehensive Plan and with any other City-adopted transportation plan or streets/roadway plan.	Complies	The vacation of the unimproved ROW allows the development of an affordable housing apartment building consistent with the Comprehensive Plan.
2. The land to be vacated is no longer necessary for the public use and convenience or the public right-of-way or public vehicular access easement has become useless, inconvenient, or burdensome to the City.	Complies	The existing single family homes will be demolished and replaced with the new development. The ROW will no longer be needed.
3. The vacation will not create any landlocked properties.	Complies	The vacation will not result in creating any landlocked properties.
4. The vacation will not restrict access to any lot, tract, or parcel so that the resulting access is unreasonable or economically prohibitive.	Complies	The vacation will not restrict access to any lot, tract, or parcel.
5. The vacation will not reduce the quality of public services or the provision of necessary emergency services to any lot, tract, or parcel.	Complies	A fire and access easements will be provided improving the required access drive for necessary emergency services for this lot.

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STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the Conditional Use, Major Modification and Right of Way Vacation for the project.

The Planning Commission may recommend denial of the requests if it cannot make affirmative findings of the approval criteria stated above.

Carol Ibanez
City of Arvada Planning
8101 Ralston Rd
Arvada, CO 80002

RE: Family Tree Permanent Supportive Housing Conditional Use Permit Neighborhood Meeting Summary

A neighborhood meeting was held on June 2, 2022 at 5:30PM at Aurora City Hall to share the vision for a new permanent supportive multifamily housing development owned and operated by Family Tree in collaboration with Jefferson Center for Mental Health, at 5049 Marshall Street.

Several members of the design/ development team attended in person:

- Oriana Sanchez, BlueLine Development
- Darcy McClure, BlueLine Development
- Gabby Masucci, BlueLine Development
- Zoe LeBeau , BeauxSimone
- Scott Shields, Family Tree,
- Jill Farnham, Family Tree
- Tina Hageman, Family Tree
- Cassie Ratliff, Family Tree
- Jessica Dunbar, Jefferson Center for Mental Health
- Taylor Clepper, Jefferson Center for Mental Health
- Alisha Hammett, Shopworks Architecture
- Ed Parcell, Shopworks Architecture.

There were 41 community members who attended the meeting. Please see sign-in sheet that accompanies this meeting summary.

The design and development team introduced themselves and their partners, each organizations mission and services, along with funding sources for the proposed development. Attendees were also notified that only the 5549 Marshall Street development proposal was going to be discussed, and that the other site that was included in the notice would have a separate meeting should the development advance. After the welcoming and opening statements, the meeting was organized as an open house with 3 stations, one with the proposed site plan, one with a station about Family Tree and the services they provide, one with Jefferson Center for Mental Health and one station with the development partners. The presentation covered the proposed building and site design, the demographic this building is looking to serve, proposed resident amenities, building height, number of units, number of parking spaces, the proposed PUD Amendment, and proximity of the site in relationship to the rest of the Harvest Station neighborhood.

The following is a summary of the questions and concerns raised by the community:

- AMI ranges of the units and unit mix
- Number of parking spaces provided
- Whether the development will impact adjacent property values
- Questions about LIHTC funding and how the process works
- Questions about how the site will be served by public transit
- Whether the courtyard will be fenced
- Where the metal health and other services will be offered within the building

- Questions about building safety
- Questions about neighborhood safety
- Whether the people living there will be able to park campers/RVs in the parking lot
- Questions about development timeline
- Questions about the Conditional Use Permit process and why it is required
- Questions about the notification area for the property and why some neighbors received a mailed notice, and others did not
- Questions about the zoning

The design/ development team did their best to answer everyone's questions. The meeting ended just before 7PM.

Jefferson County Navigation Center and Family Tree Workforce Housing Neighborhood Meeting | June 2, 2022

Sign-in Sheet

NAME	ADDRESS	EMAIL
Paula Mattingley	5460 Nolan St	pjmattingley@aol.com
Bev Evans	6225 W. 53RD Ave	xwotbev@aol.com
Mike Solin	5609 Lamar St	mike@aggeuro.com
Lorraine Anderson	5645 Dudley St	lorraine-[illegible]st.net
James & Anderson	"	
Jeff Berreth	5601 N Lamar St.	jeffberreth@yahoo.com
Vern Berreth	5601 N. Lamar St	
[illegible]	5195 Marshall St.	dpdmc@cbsofcolorado.com
Lance M Leonard	5320 Otis St.	lancemleo@gmail.com

Jefferson County Navigation Center and Family Tree Workforce Housing Neighborhood Meeting | June 2, 2022

Sign-in Sheet

NAME	ADDRESS	EMAIL
Mindy Mohr	7030 Simms St #203	mcarlamohr@aol.com
Jon Alesh	480 S. Allison Pkwy Lakewood CO 80226	jonale@lakewoodco.org
Gary Babka	6575 W 55th Ave	gthe58@gmail.
Heather Gutherless	13507 W. 22nd Pl	heather.gutherless@gmail.com.
Trang Pham	4411 Raleigh St	Trang Tpham@barber-Nichols.com
Kevin Hodson	13720 W. 54th Dr. 80004	KSONOFhod@gmail.com
RANDY MICHAELIS	9721 W. 87TH AVE 80004	ESSAY1972@GMAIL.COM.
Dennis + Barb Edmonds	14553 W 58th Ave 80002	edmondsdennis670@gmail.com
Lisa Smith City Council	6150 Pierce St Arvada Co 80003	Lburns731@yahoo.com.

Jefferson County Navigation Center and Family Tree Workforce Housing Neighborhood Meeting | June 2, 2022

Sign-in Sheet

NAME	ADDRESS	EMAIL
Joel Haas	5555 Flower St.	Javahaas@gmail.com
Sonja Dreyer	5555 Flower St.	Sonja@sonjadreyerdesigns.com
Tom Olschner	9904 W. 85th Way 80005	tomolschner@gmail.com
Harriet Hall	6703 Grandview	H.L.Hall@Comcast.net
Karen Tonso	8065 Garrison Ct Apt B 80005	ktonso@gmail.com
Christine Howland	4900 W 60th Ave Arvada CO	Gabngabby@aol.com
Judy Douglass	10122 W 70th Dr	BJDOUGLASS@COMCAST
Ben A. David Hensley	1354 Brentwood St LAKEWOOD	
Shelley Cook	5708 Zephyr St.	cookshelleyj@gmail.com

~~Jefferson County Navigation Center and~~ Family Tree Workforce Housing Neighborhood Meeting | June 2, 2022

Sign-in Sheet

NAME	ADDRESS	EMAIL
Nedra Legg	Arvada 5450 Saulsbury Ct.	Nedie@msn.com
TODD WELTER	5435 Edgeridge	TW@RTWELTER.com
Jeff Kummer	5601 Newland Way	jkummer@altitudecommercial.com
ALAN ALBOW	480 S ALISON	ALAALO@LAKEWOOD.CO.ORG
Eric Mings	5315 Nolan St	ericmings@gmail.com
Pat Hicks	6325 W 55th Av.	phicks@barber-nichols.com
Candy Frie	8702 Iris St.	friecj@hotmail.com
Christi Michaelis	9721 W. 87th Ave Arvada	christimichaelis@hotmail.com
Jennifer Heuer	6870 W. 52nd Ave Arvada	JH@RTWelter.com

~~Jefferson County Navigation Center and~~ Family Tree Workforce Housing Neighborhood Meeting | June 2, 2022

Sign-in Sheet

NAME	ADDRESS	EMAIL
Kami Welen	7305 Grandview Ave	Kami@arvadachamber.cr
Dean Schulze	13556 W. 60th Ave	dean.w.schulze@pm.me
Amy Erickson	5504 Marshall St.	amyerickson56@yahoo.com
JUDITH DENHAM	5224 ALDY ST.	JBDENHAM@CENTURYLINK.NET
Brittany Beyer	12430 W. 44th Ave	Chaparralinv@gmail.com

Jefferson County Navigation Center and Family Tree Workforce Housing Neighborhood Meeting | June 2, 2022

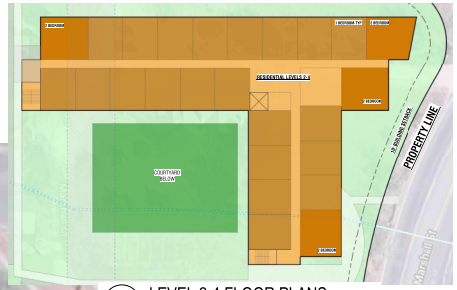
Sign-in Sheet

NAME	ADDRESS	EMAIL
TODD HENDERSON		todd@hendo.us

1 FAMILY TREE SITE PLAN

1" = 20'-0"

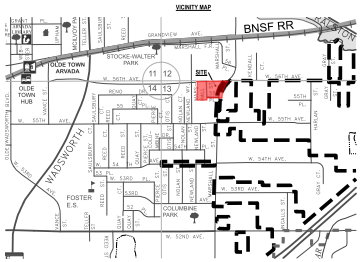
N



1 LEVEL 2-4 FLOOR PLANS

NOT TO SCALE

VICINITY MAP



SITE DATA TABLE

ZONE DISTRICT:	MX-S (MIXED-USE SUBURBAN)	
HOUSING PALETTE LOT TYPE:	MULTIFAMILY GENERAL URBAN	
SITE AREA:	71,348 sf, approx 1.6 acres	
ROW DEDICATION:	0 SF	
	SITE	STANDARD
LOT AREA (MIN)	71,348 sf	NO MIN
LOT WIDTH (MIN)	215 ft	50 ft
LOT COVERAGE (MAX)	57% (40,886 sf)	60%
FRONTAGE ZONE (MIN/MAX)	10 ft /35 ft	10 ft /35 ft
FACADE IN FRONTAGE (MIN) MARSHALL	69% (141 ft)	20%
FACADE IN FRONTAGE (MIN) W. 56TH	69% (244 ft)	20%
FRONT SETBACK (MIN)	VARIES	10 ft
FRONT PARKING SETBACK (MIN)	20 ft	20 ft
SIDE SETBACK, STREET (MIN)	VARIES	10 ft
SIDE SETBACK, INTERIOR (MIN)	VARIES	10 ft
REAR SETBACK (MIN)	N/A	0 ft
BUILDING HEIGHT (FT (MAX) / STORIES		45 ft
*AFFORDABLE HOUSING INCREASE (15ft)	60 ft / 4 stories	
HEIGHT TRANSTITION ZONE DEPTH (MIN)	35 ft	35 ft
LANDSCAPE SURFACE AREA (MIN)	37% (26,960 sf)	25%
SMALL URBAN PARK	7,134 sf	10%
TOTAL UNITS	86	NO LIMIT
TOTAL PARKING	88	SEE MATRIX
50% IN GARAGE OR CARPORT	44	

REFER TO UNIT MATRIX ON THE COVER SHEET
FOR PARKING, UNIT MIX AND BUILDING SQUARE FOOTAGES

*(2-1-10 Max height increased by 15' if affordable housing)

shopworks architecture
901 W. 67TH AVE • DENVER, CO 80216 • 303.433.4094

FAMILY TREE
5549 Marshall St., Arvada, CO

FamilyTree

DATE: 4/26/2022
PROJECT #: 22015
SHEET TITLE:
SITE PLAN.

SCALE: 1" = 20'-0"

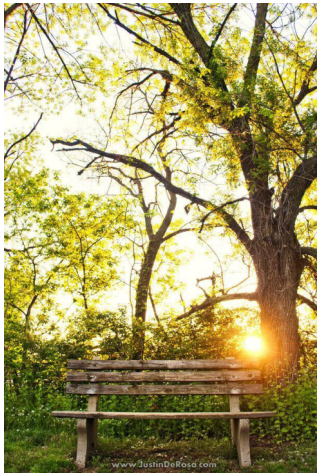
NO.

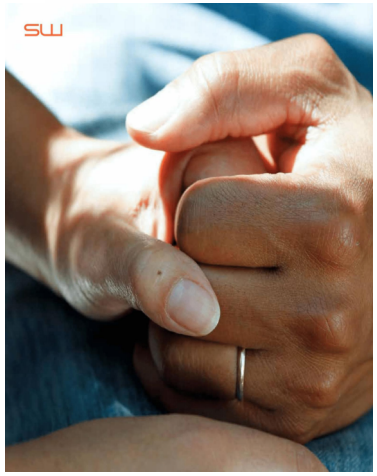
FamilyTree
EMPOWERING CHANGE. TRANSFORMING LIVES.

Jefferson Center
With you in mind

BRINGING COMMUNITY HOME
BEAUX SIMONE
CONSULTING

BLUELINE
DEVELOPMENT, INC.





shopworks
architecture

FAMILY TREE SUPPORTIVE HOUSING

We all want to live in a safe and thriving community. Unfortunately, many of our neighbors are living in unsafe conditions. This affects our entire community. When we look at the health of the entire community and the systems that support it, hospitals, police, schools, parks, and businesses, we can protect the quality of life we all value with safe, affordable housing. Everyone needs a safe, stable place to call home to realize their potential. Unfortunately, for too many of our neighbors, a safe place to live is simply out of reach. Creating a variety of housing throughout our community creates safe, stable housing options for everyone while preserving the neighborhoods and homes we cherish.

This development is a proposed supportive housing apartment home building with wrap around supportive services on site, and linkages to clinical services. The apartment homes will be located at 5549 Marshall Street in Arvada. The building will have four floors and up to 86 apartments and designed in a trauma-informed way. These will be a mix of 1 and 2-bedrooms. Housing will be for households (individuals and families) at or below 30% area median income (AMI), which, equates to an individual household annual income of $24,650. There will be space for community gatherings, service provision, and onsite staffing. The building will be designed using trauma-informed design principles throughout the interior and exterior of the building. The housing will be professionally managed and staffed 7 days a week.

Jefferson County has committed capital dollars to the development upon an award of tax-credits and we will be requesting rental subsidy vouchers from both Foothills Housing Authority and Arvada Housing Authority who are supportive of the housing. Beyond simply providing homes, this project will be a vibrant addition to a developing neighborhood and will support our neighbors in need to become economically self-sustaining.

Family Tree

Family Tree will provide on-site supportive services and case management for the residents in the housing while also being a Co-General Partner and owner. Family Tree was founded in 1976 and their mission is to partner with all people to prevent and overcome the interconnected issues of child abuse, domestic violence, and homelessness to promote safety, healing and stability across generations. Family Tree has a history of partnering with local government, civic, and private agencies to coordinate human service resources, identifying and developing innovative responses for youth and families throughout the Denver metro area.

Jefferson Center for Mental Health

Jefferson Center for Mental Health (Jefferson Center) is a community mental health center which will be providing clinical services to residents living in the supportive housing units. Jefferson Center provides mental health, substance use and other wrap-around services to foster recovery and resiliency for people

of all ages. More than 32,000 people are served through Jefferson Center's programs and services each year throughout Jefferson, Gilpin and Clear Creek counties.

BlueLine Development, Inc.
BlueLine will be the developer and co-owner of the property. BlueLine has over 10 years of development, asset management and consulting experience in affordable housing. They have worked on housing developments in Montana, Wyoming, Wisconsin, South Dakota, Utah, Minnesota and Colorado. This will be their 13th development in Colorado and will be overseen by the Colorado team for BlueLine, who collectively have over 40 years of development experience in Colorado.

BlueLine Property Management Company
(BLPMC) will manage the housing and overall development. BlueLine Property Management specializes in attainable housing, with a niche in Permanent Supportive Housing. BLPMC sees property management as only one part of the greater whole partnering with owners and service providers to ensure residents and the developments are well taken care of. BLPMC currently manages 722 attainable apartments, over 400 of them being in Colorado. Applicants will be referred by the Coordinated Entry process, prioritizing applicants by need.

Shopworks Architecture
Shopworks will be the architect on the development. Shopworks has worked on close to 30 buildings in Colorado for low-income as well as moderate and market rate developments. Their specialty is trauma-informed design.

BeauxSimone Consulting
BeauxSimone brings over 40 years of collective experience as supportive housing consultants. They have worked on supportive and mixed income housing developments around the state of CO and the country. BeauxSimone will provide services and funding coordination consulting services to the team.

The Details
The housing will provide not only a home to those who have been experiencing homelessness but also resources to those individuals and families to remain stably housed.

- Supportive and clinical services to include the following:
    - Case management
    - Eviction prevention counseling
    - Healthcare connections
    - Substance use counseling and connections to programs
    - Employment counseling
    - Benefits acquisition
    - Education assistance

The team plans to submit applications in early August 2022 to the Colorado Housing and Finance Authority (CHFA) for federal 4% low-income housing tax credits and state tax credits. An application to the Colorado Division of Housing will also be submitted at that time requesting 60 project-based vouchers (subsidies for the 0-30% AMI units) and funding to pay for staff and services. Additionally,

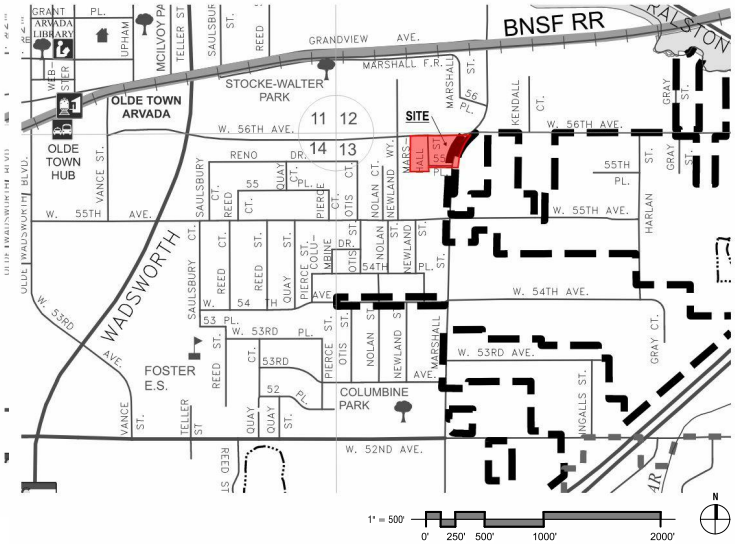
local housing authority support in the form of project- based vouchers will be attached to the supportive housing. We will know if we are awarded this funding in mid-November. If we are not awarded, we will apply again in 2023. If we are awarded, we will work towards closing on our financing in October of 2023, begin construction soon thereafter, which will take approximately 15 months. We would anticipate opening the building in early 2025.

MARSHALL HOMES

CONDITIONAL USE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO.

VICINITY MAP



SHEET INDEX

1 OF 11	COVER SHEET
2 OF 11	ARCHITECTURAL SITE PLAN
3 OF 11	LANDSCAPE SITE PLAN
4 OF 11	INTERNAL COURTYARD ENLARGEMENT
5 OF 11	SMALL URBAN PARK ENLARGEMENT (1/2)
6 OF 11	SMALL URBAN PARK ENLARGEMENT (2/2)
7 OF 11	INTERIOR AMENITY PLAN
8 OF 11	ARCHITECTURAL ELEVATIONS
9 OF 11	ARCHITECTURAL ELEVATIONS
10 OF 11	ARCHITECTURAL IMAGE
11 OF 11	ARCHITECTURAL IMAGE

PROJECT NARRATIVE

THIS DEVELOPMENT IS A PROPOSED AFFORDABLE HOUSING APARTMENT BUILDING WITH WRAP AROUND SUPPORTIVE SERVICES, AND LINKAGES TO CLINICAL SERVICES. THE BUILDING WILL HAVE 85 APARTMENTS COMPRISED OF 1- AND 2-BEDROOM UNITS. HOUSING WILL BE FOR HOUSEHOLDS AT OR BELOW 30% AREA MEDIAN INCOME (AMI). THERE WILL BE SPACE FOR COMMUNITY GATHERINGS AND ONSITE STAFFING. THE BUILDING WILL BE DESIGNED USING TRAUMA-INFORMED DESIGN PRINCIPLES THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. THE HOUSING WILL BE PROFESSIONALLY MANAGED AND STAFFED 7 DAYS A WEEK BY FAMILY TREE AND JEFFERSON CENTER FOR MENTAL HEALTH.

LEGAL DESCRIPTION

BLOCK 1, AND LOTS 1-5, BLOCK 2, KELLEY SUBDIVISION, ACCORDING TO THE PLAT, RECORDED MAY 15, 1957 UNDER RECEPTION NO. 681339, IN THE JEFFERSON COUNTY RECORDS. EXCEPT THAT PORTION TO THE CITY OF ARVADA AS MORE PARTICULARLY DESCRIBED IN INSTRUMENT RECORDED JANUARY 28, 1969 IN BOOK 2078 AT PAGE 214, IN THE JEFFERSON COUNTY RECORDS. BEING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

BENCHMARK INFORMATION

PUBLISHED BENCHMARK: CITY OF ARVADA BENCHMARK 959
BENCHMARK 959 BEING A BRASS CAP IN THE TOP BACK OF CURB ON THE NORTHEAST CORNER OF 56TH AVENUE AND LARMAR.
NAVD88 ELEVATION = 5278.96'

PUBLISHED BENCHMARK: CITY OF ARVADA BENCHMARK 115
BENCHMARK 115 BEING ON BACK OF CURB ON THE NORTHEAST CORNER OF 56TH AVENUE AND KENDALL COURT.
NAVD88 ELEVATION = 5274.05'

GENERAL NOTES

1. ANY PROPOSED FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY AND SUBJECT TO SEPARATE REVIEWS AND PERMITS.
2. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (CONCRETE OR ASPHALT) AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
3. THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE AFPD. THE FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION. ALTERNATIVE TEMPORARY FIRE APPARATUS ACCESS ROAD MATERIALS AND/OR DESIGNS SHALL BE APPROVED AND PERMITTED BY THE AFPD. THE PRIVATE ROADS THROUGH THE SITE SHALL BE DEDICATED ON THE FINAL PLAT AS "FIRE APPARATUS ACCESS ROADS" OR OTHER SIMILAR LANGUAGE AS REQUIRED BY THE CITY OF ARVADA.
4. A 3' - 0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
5. FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
6. DURING CONSTRUCTION AND UPON COMPLETION THERE SHALL BE BUILDING SIGNAGE PROVIDED, A MINIMUM OF 0' - 4" HIGH WITH A 0.5" STROKE AND VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING.
7. THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE PLAT/SITE PLAN, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF PLAT/SITE PLAN. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

SITE DATA TABLE

SITE INFORMATION		
ZONE DISTRICT:	MX-S (MIXED-USED SUBURBAN)	
HOUSING PALETTE LOT TYPE:	URBAN MULTIFAMILY	
GROSS SITE AREA:	71,348 SF (1.638 ACRES)	
ROW VACATION:	9,983 SF (0.229 ACRES)	
NET SITE AREA:	**81,331 SF (1.867 ACRES)**	
DEVELOPMENT STANDARDS	***SITE***	***STANDARD***
LOT AREA (MIN)	81,331 SF	NO MIN
LOT WIDTH (MIN)	242' - 3"	50' - 0"
LOT COVERAGE (MAX)	50% (40,866 SF)	60% (48799 SF)
BUILDING AND PARKING SITING STANDARDS	***SITE***	***STANDARD***
FRONTAGE ZONE (MIN/MAX)	(10' - 0") / (35' - 0")	(10' - 0") / (35' - 0")
FACADE IN FRONTAGE (MIN) MARSHALL	61% (129' - 1")	20%
FACADE IN FRONTAGE (MIN) W. 56TH	71% (233' - 10")	20%
FRONT SETBACK (MIN)	VARIES	10' - 0"
FRONT PARKING SETBACK (MIN)	20' - 1"	20' - 0"
SIDE SETBACK, STREET (MIN)	N/A	10' - 0"
SIDE SETBACK, INTERIOR (MIN)	63' - 8"	10' - 0"
REAR SETBACK (MIN)	94' - 1"	0' - 0"
BUILDING STANDARDS	***SITE***	***STANDARD***
BUILDING HEIGHT (FT MAX / STORIES)	49' - 5" / 4 STORIES	45' - 0" / 4 STORIES
*AFFORDABLE HOUSING INCREASE (15' - 0")		60' - 0" / 4 STORIES
HEIGHT TRANSITION ZONE DEPTH (MIN)	35' - 0"	35' - 0"
SITE STANDARDS	***SITE***	***STANDARD***
LANDSCAPE SURFACE AREA (MIN)	41.4% (33,652 SF)	25% (20,333 SF)
SMALL URBAN PARK; RE: LANDSCAPE	10.1% (8,179 SF)	10% (8,133 SF)
PARKING STANDARDS	***SITE***	***STANDARD***
STANDARD STALLS	79	128
ACCESSIBLE STALLS	5	4
**20% REDUCTION		(25)
***15% REDUCTION ZONE C		(19)
TOTAL	**84**	**83**
50% IN GARAGE OR CARPORT	44	42
BICYCLE PARKING (1 PER 4 UNITS / 20% LONGTERM)	22 / 5	21 / 5
PROPOSED USE WITH GROSS FLOOR AREA	***SITE***	***STANDARD***
USE 1 / RESIDENTIAL MULTI-FAMILY	77,106	N/A
BUILDING GFA	77,106	N/A
DWELLING UNITS	***SITE***	***STANDARD***
STUDIO	0	N/A
1 BEDROOM	70	N/A
2 BEDROOM	15	N/A
3 BEDROOM	0	N/A
TOTAL UNITS (BEDROOMS)	***85 (100)***	

* (2-1-10 MAX HEIGHT INCREASED BY 15' - 0" IF AFFORDABLE HOUSING)
** (20% PARKING REDUCTION - ADMINISTRATIVE)
*** (15% PARKING REDUCTION - PARKING REDUCTION ZONE C)

CITY CONTACTS

PLANNING:
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720-898-7463, CIBANEZ@ARVADA.ORG

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720-898-7612, CIBANEZ@ARVADA.ORG

DEVELOPMENT ENGINEER / TRAFFIC & LAND DIVISION:
JAMES PRITTS, 8101 RALSTON RD. ARVADA, CO 80001
720-898-7677, JPRITTS@ARVADA.ORG

LANDSCAPE / PARKS:
SHANE GREENBURG, 8101 RALSTON RD. ARVADA, CO 80001
720-898-7441, SGREENBURG@ARVADA.ORG

FIRE MARSHALL / ARAVADA FIRE PROTECTION DISTRICT:
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303-403-0477, STEVEN.PARKER@ARVADAFIRE.COM

PROJECT CONTACTS

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303-433-4094, ED@SHOPWORKSARC.COM

ALISHA KWON HAMMETT, 301 W 45TH AVE, DENVER, CO 80216
303-433-4094, ALISHA@SHOPWORKSARC.COM

DEVELOPER / BLUELINE DEVELOPMENT
ORIANA SANCHEZ, 1004 SOUTH AVENUE WEST, MISSOULA, MT 59801
908-463-5868, ORIANA@BLUELINEDEVELOPMENT.COM

FAMILY TREE:
SCOTT SHIELDS, 3805 MARSHALL ST, WHEAT RIDGE, CO 80033
303-422-2133, SSHIELDS@THEFAMILYTREE.ORG

CIVIL ENGINEER / CRAFT CIVIL DESIGN:
DAN ALLEN, 1001 BANNOCK ST, STE 125 DENVER, CO 80204
319-899-2345, DALLEN@CRAFTCIVIL.COM

LANDSCAPE ARCHITECT / FLOW DESIGN COLLABORATIVE:
CHRISTOPHER HOY, 301 W 45TH AVE, DENVER, CO 80216
303-408-1075, CHOY@FLOWDCLA.COM

MECHANICAL & PLUMBING ENGINEER / MEC INC:
BRYAN MOEN, 4640 PECOS ST, UNIT F, DENVER, CO 80211
303-907-4285, BMOEN@MECENGR.COM

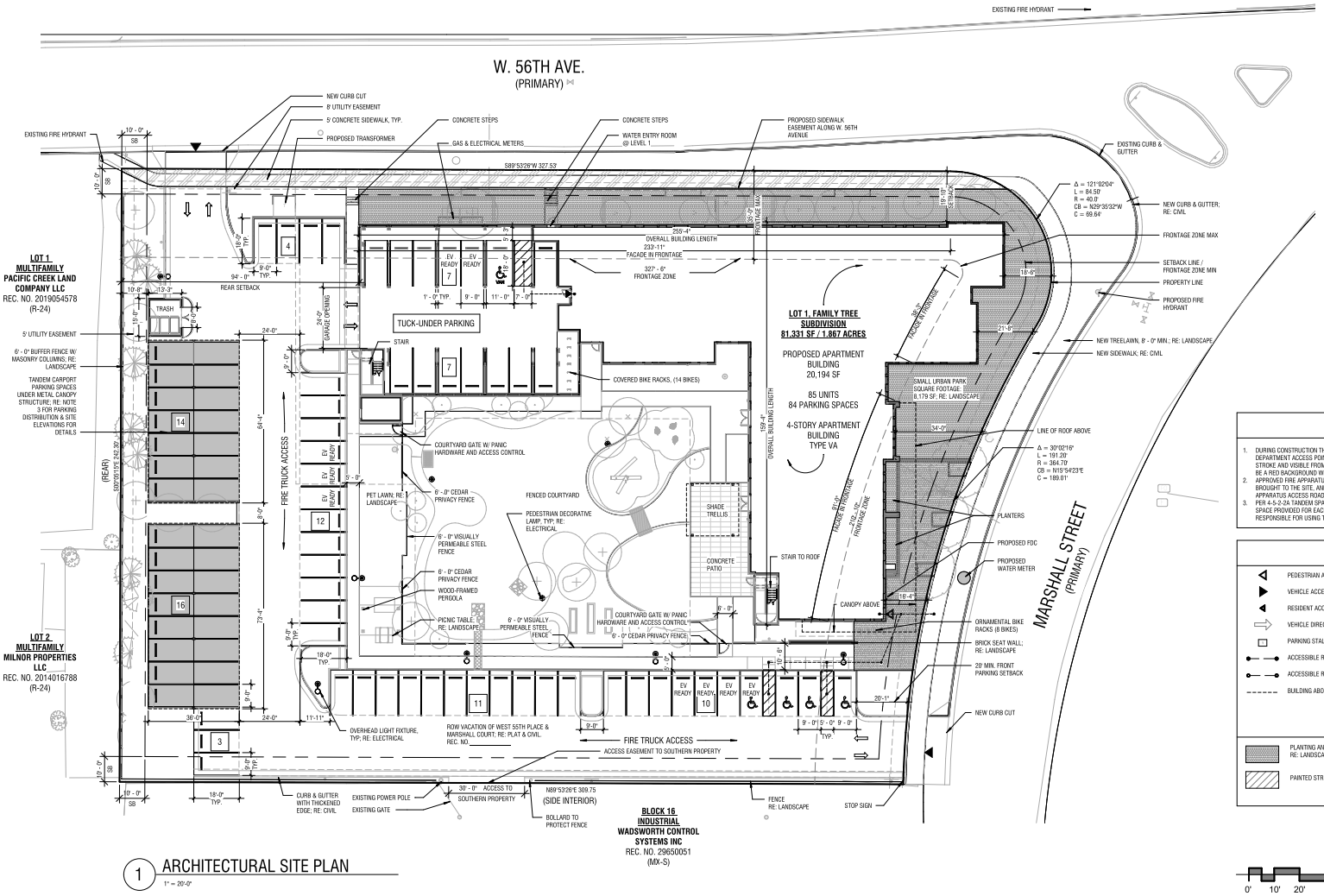
ELECTRICAL ENGINEER / MV CONSULTING INC:
MARCUS VAHLING, 4640 PECOS ST, UNIT F, DENVER, CO 80211
303-325-3271, MARCUS@MV-C.NET

COVER SHEET

MARSHALL HOMES

CONDITIONAL USE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.



1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

GENERAL NOTES:

1. DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE CHARACTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A 0.5 INCH STROKE AND VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS.
2. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED BEFORE COMBUSTIBLE MATERIALS ARE BROUGHT TO THE SITE, AND BEFORE VERTICAL CONSTRUCTION, UNLESS OTHERWISE APPROVED. THE FIRE APPARATUS ACCESS ROAD SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE.
3. PER 4-5-2-2A TANDEM SPACES MAY BE COUNTED TOWARDS AFFORDABLE, MULTIFAMILY USES. (1) TANDEM SPACE PROVIDED FOR EACH 2-BEDROOM UNIT. (15) TANDEM SPACES = (30) PARKING STALLS. RESIDENTS RESPONSIBLE FOR USING THEIR ASSIGNED TANDEM SPACE.

PLAN LEGEND

PEDESTRIAN ACCESS	VEHICULAR BOLLARD
VEHICLE ACCESS	PARKING WHEEL STOP
RESIDENT ACCESS	FIRE HYDRANT
VEHICLE DIRECTIONAL ARROW	FIRE DEPARTMENT CONNECTION
PARKING STALL DESIGNATION	GAS METER
ACCESSIBLE ROUTE	EXTERIOR OVERHEAD AREA LIGHT; RE: ELECTRICAL
ACCESSIBLE ROUTE (INTERIOR)	EXTERIOR OVERHEAD PEDESTRIAN LIGHT; RE: ELECTRICAL
BUILDING ABOVE	EXTERIOR BOLLARD LIGHT; RE: ELECTRICAL
PLANTING AND SOFT-SCAPING; RE: LANDSCAPE	CONCRETE SIDEWALK; RE: CIVIL & LANDSCAPE
PAINTED STRIPING	SIDEWALK EASEMENT

0' 10' 20' 40' 80'

N

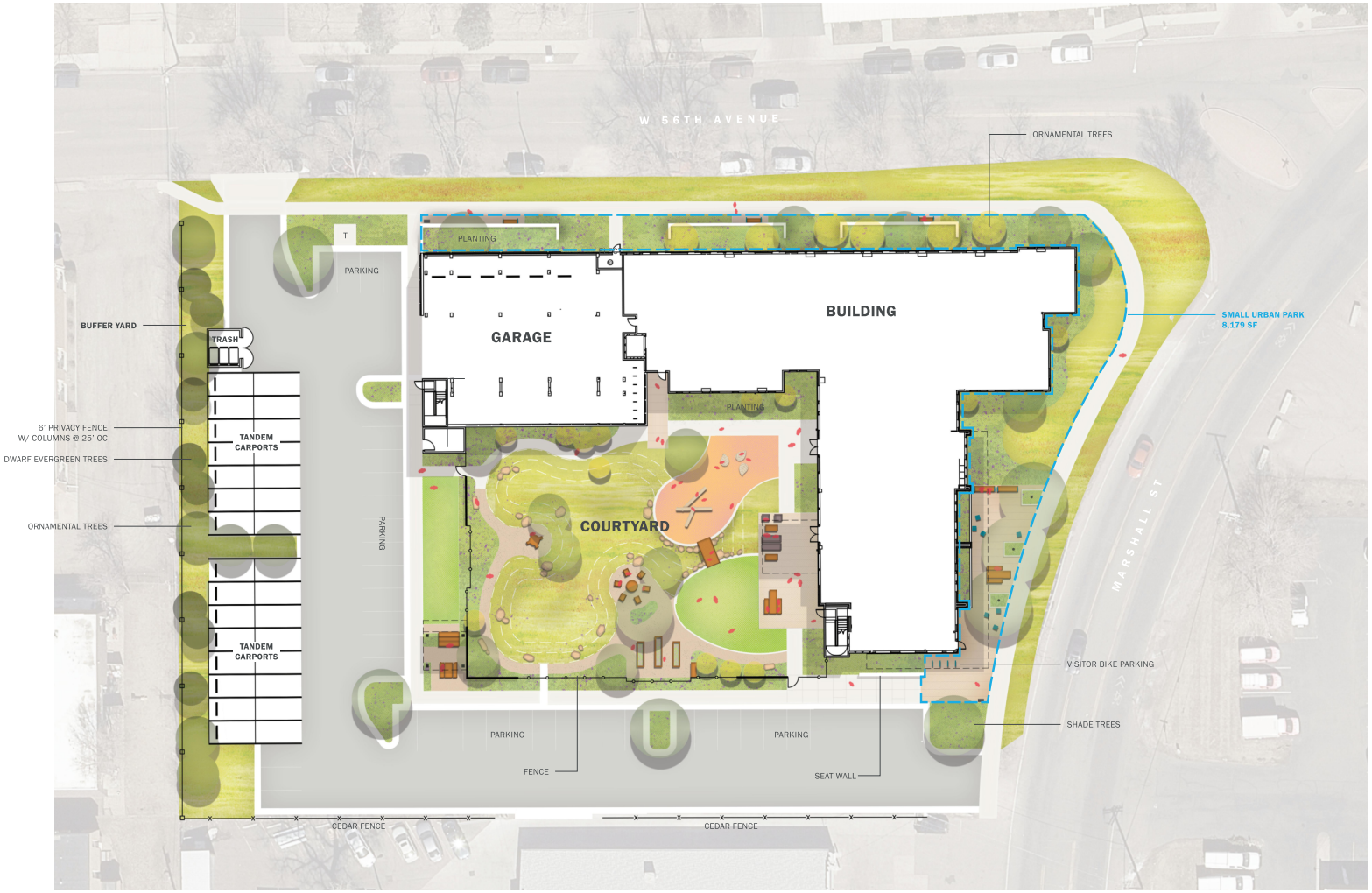
ARCHITECTURAL SITE PLAN

SHEET 2 OF 11

MARSHALL HOMES

CONDITIONAL USE PERMIT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO.



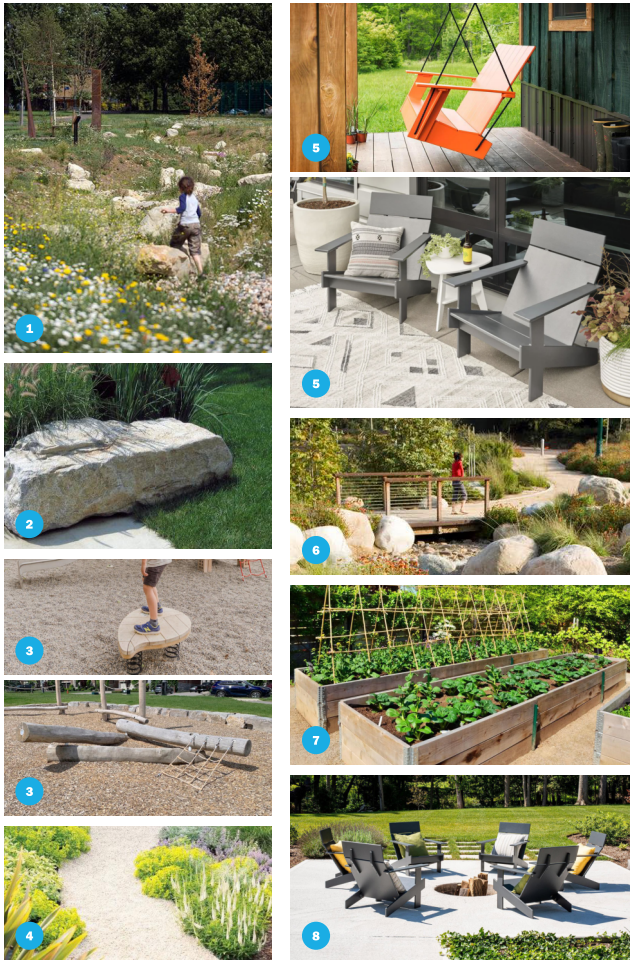
LANDSCAPE SITE PLAN

SHEET 3 OF 11

MARSHALL HOMES

CONDITIONAL USE PERMIT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.



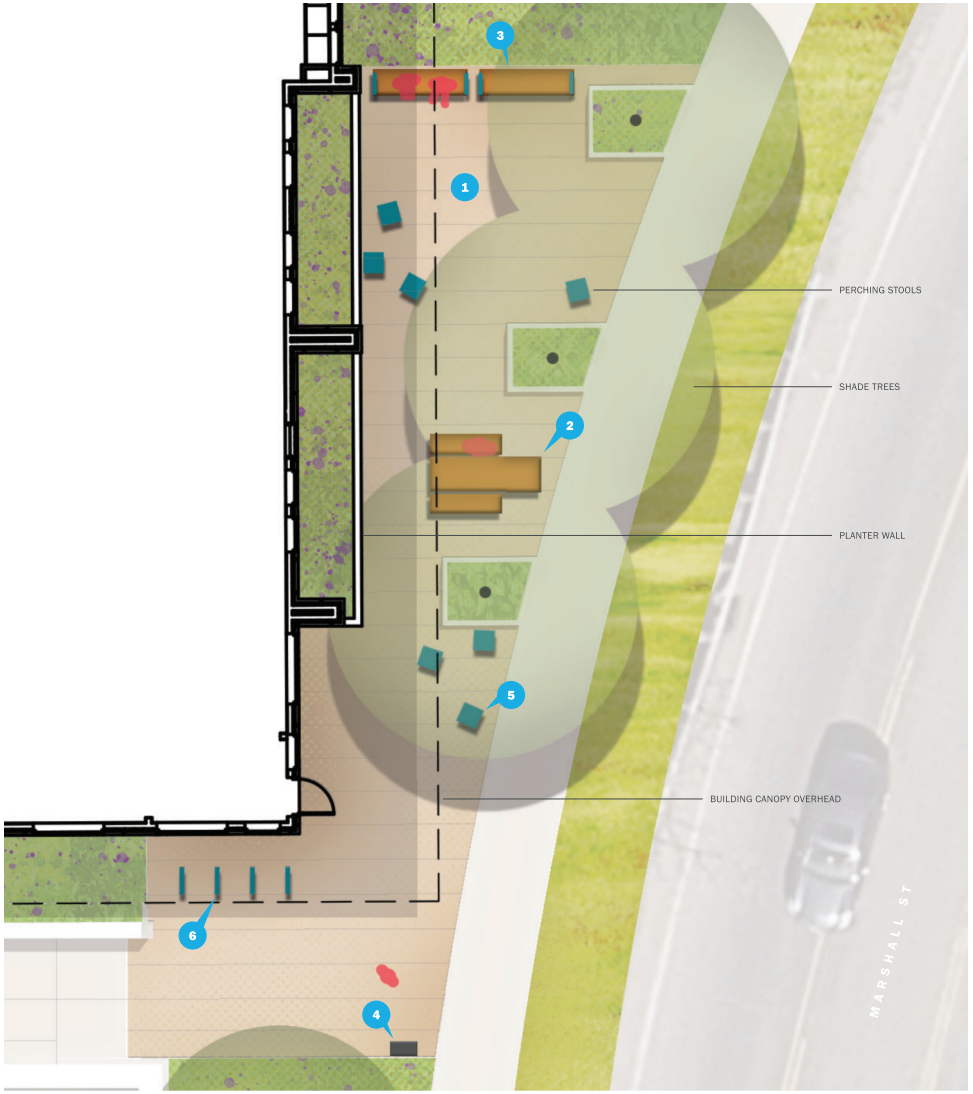
INTERNAL COURTYARD ENLARGEMENT

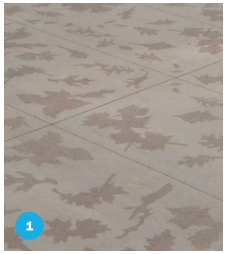
SHEET 4 OF 11

MARSHALL HOMES

CONDITIONAL USE PERMIT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO.





ENHANCED CONCRETE PAVING
W/ SANDBLASTED LEAF PATTERN

ADA PICNIC TABLE

BACKED BENCHES

WASTE & RECYCLING BINS

PERCHABLE STOOLS

VISITOR BIKE PARKING

SMALL URBAN PARK ENLARGEMENT (1/2)

SHEET 5 OF 11

MARSHALL HOMES

CONDITIONAL USE PERMIT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO.

METAL ART PANELS

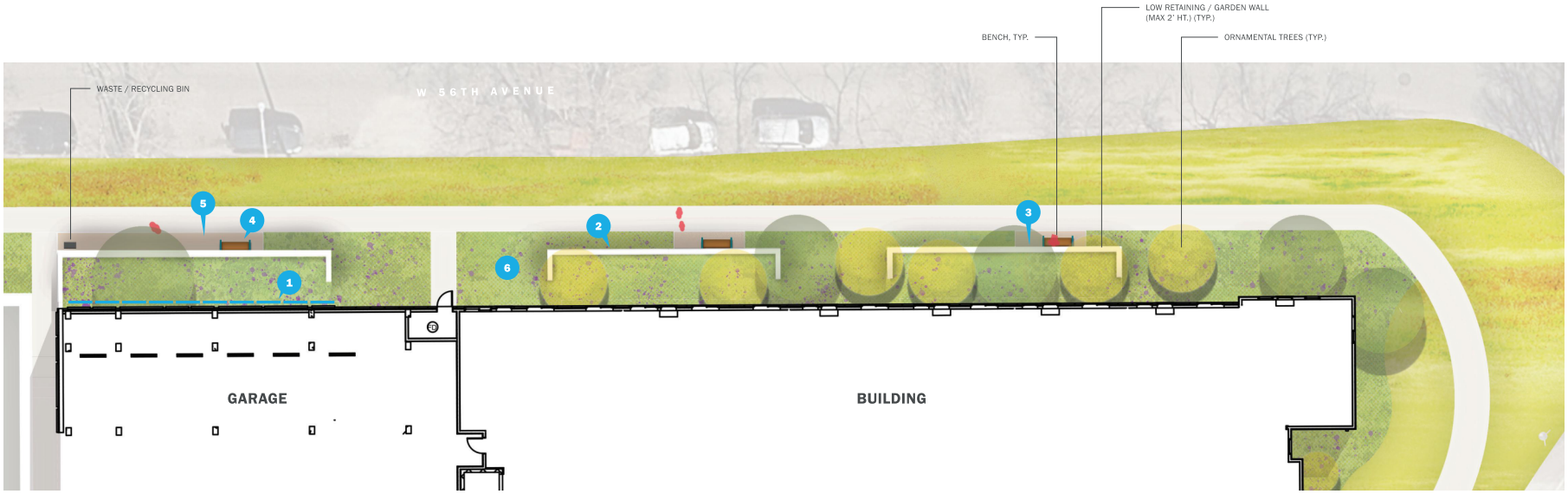
LOW BRICK RETAINING WALLS
W/ SANDSTONE CAPS

INTEGRATED WALL LIGHTING

BENCH

ENHANCED CONCRETE PAVING
W/ SANDBLASTED LEAF PATTERN

NATIVE SHRUB & GRASS PLANTING



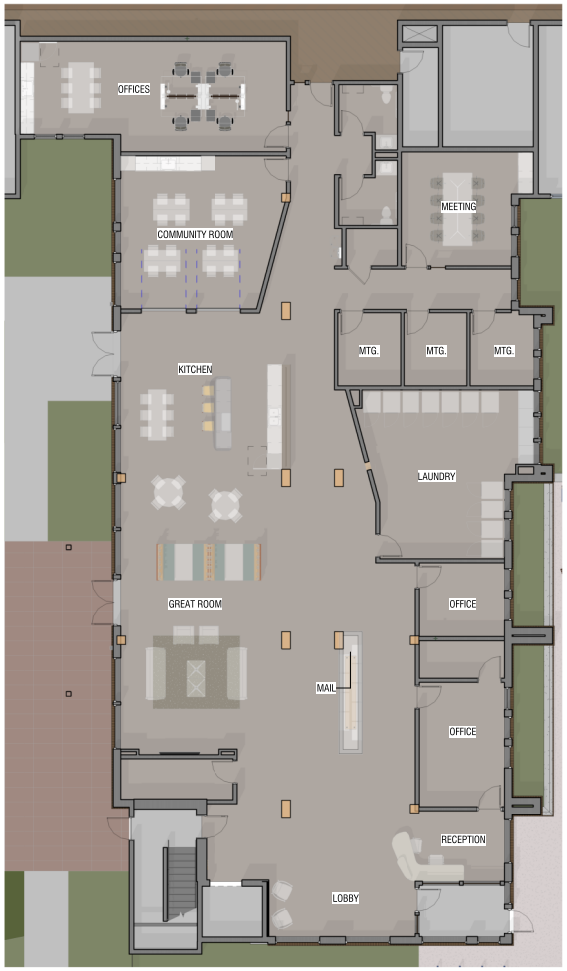
SMALL URBAN PARK ENLARGEMENT (2/2)

SHEET 6 OF 11

MARSHALL HOMES

CONDITIONAL USE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO.



INTERIOR AMENITY PLAN

SHEET 7 OF 11

MARSHALL HOMES

CONDITIONAL USE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

MATERIAL LEGEND

- FLAT LOCK METAL PANEL COLOR = TBD
- CEMENT BOARD LAP SIDING - 4"-4"-8" VARYING HORIZONTALEXPOSURE COLOR 1 = TBD
- CEMENT BOARD LAP SIDING - 8" HORIZONTAL COLOR 2 = TBD
- 3 PART STUCCO COLOR = TBD
- BRICK MASONRY COLOR 2 = TBD

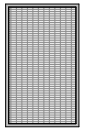
METAL SCREENS

DECORATIVE METAL PANEL

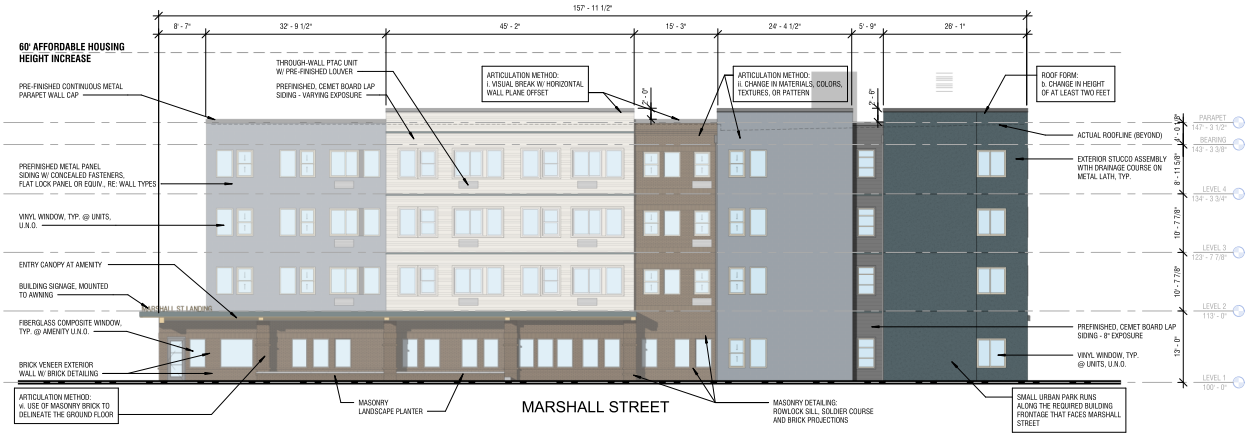
SB-WILLOW
BRONZE LASER-CUT 1/4" STEEL PANEL WITH WELDED SQUARE TUBE FRAME, PROVIDE ANGLE TABS TO ATTACH TO STRUCTURE, RE: ELEVATIONS & WALL SECTIONS. ARTISAN PANELS INC. AS BASIS OF DESIGN

NOTE: NO EXPOSED FASTENERS

MESH METAL PANEL

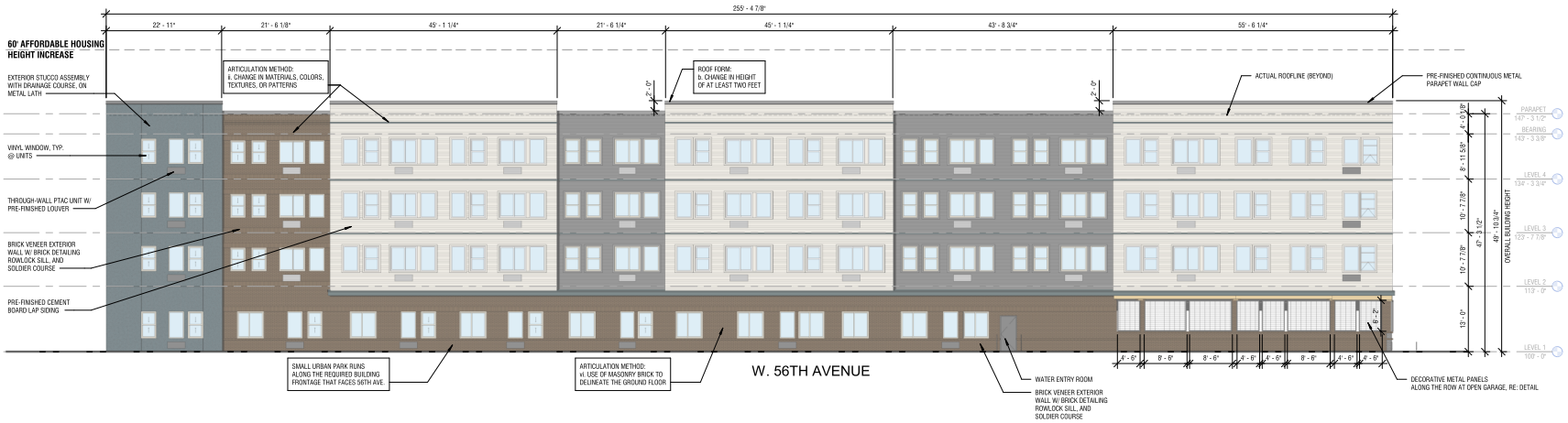


McNICHOLS WIRE MESH
4"X2" WELDED MESH, RECTANGULAR CARBON STEEL PANEL SET IN 2" SQUARE TUBE FRAME. PROVIDE ANGLE TABS TO ATTACH TO STRUCTURE; RE: ELEVATIONS & WALL SECTIONS.



2 EAST ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32' 48'



1 NORTH ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32' 48'

BUILDING ELEVATIONS

SHEET 8 OF 11

MARSHALL HOMES

CONDITIONAL USE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

MATERIAL LEGEND

FLAT LOCK METAL PANEL COLOR = TBD	3 PART STUCCO COLOR = TBD
CEMENT BOARD LAP SIDING - 4"-4"-8" VARYING HORIZONTALEXPOSURE COLOR 1 = TBD	BRICK MASONRY COLOR 2 = TBD
CEMENT BOARD LAP SIDING - 8" HORIZONTAL COLOR 2 = TBD	

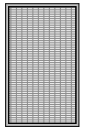
METAL SCREENS

DECORATIVE METAL PANEL

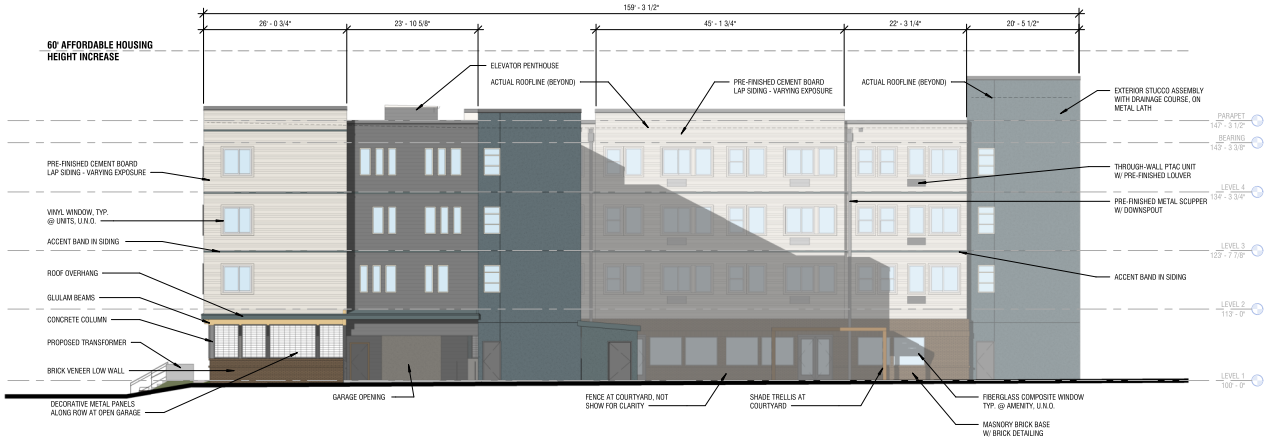
58-WILLOW
BRONZE LASER-CUT 1/4" STEEL PANEL WITH WELDED SQUARE TUBE FRAME. PROVIDE ANGLE TABS TO ATTACH TO STRUCTURE; RE: ELEVATIONS & WALL SECTIONS. ARTISAN PANELS INC. AS BASIS OF DESIGN

NOTE: NO EXPOSED FASTENERS

MESH METAL PANEL

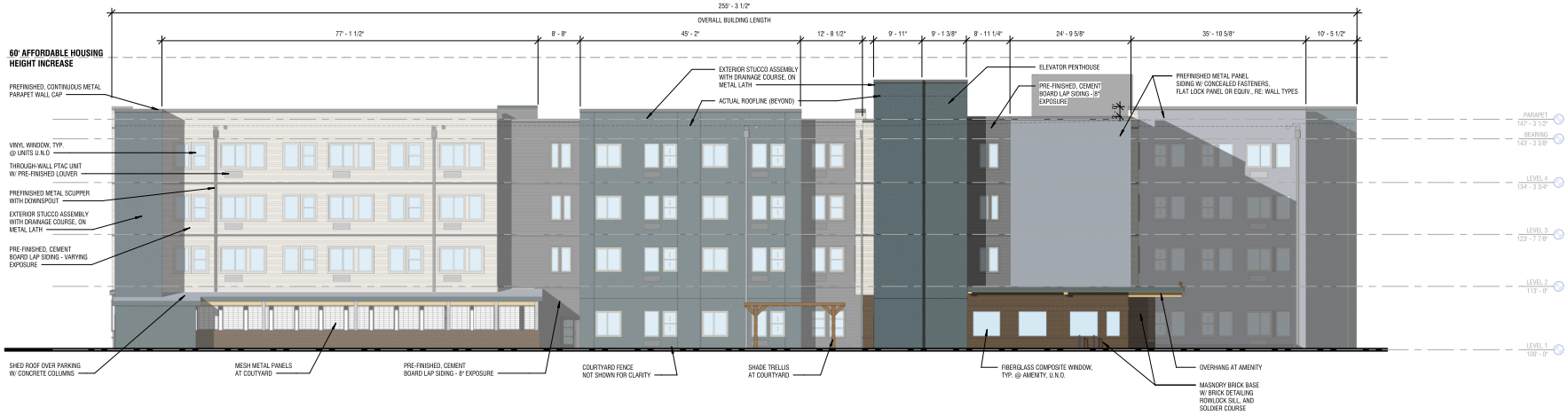


McNICHOLS WIRE MESH
4"X2" WELDED MESH. RECTANGULAR CARBON STEEL PANEL SET IN 2" SQUARE TUBE FRAME. PROVIDE ANGLE TABS TO ATTACH TO STRUCTURE; RE: ELEVATIONS & WALL SECTIONS.



2 WEST ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32' 48'



1 SOUTH ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32' 48'

BUILDING ELEVATIONS

SHEET 9 OF 11

MARSHALL HOMES

CONDITIONAL USE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO.

ARCHITECTURAL IMAGE

SHEET 10 OF 11

MARSHALL HOMES

CONDITIONAL USE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP
3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO.

ARCHITECTURAL IMAGE

SHEET 11 OF 11

7/11/2023

Rob Smetana and Carol Ibanez
City of Arvada Planning Department
8101 Ralston Road
Arvada, CO 8002

RE: Major Modification Request for Family Tree, Marshall Homes Affordable Housing (5549 Marshall St)

Dear City of Arvada Planning Staff, Planning Commission and City Council,

On behalf of Family Tree and BlueLine Development Inc., we are pleased to submit this request for a Major Modification regarding a new affordable housing community with supportive services generally located at 5549 Marshall Street.

This request has been created by the following parties:

Applicant/ Co-Developer
BlueLine Development, Inc.
1004 South Avenue West
Missoula, MT 59801
Contact: Oriana Sanchez
oriana@bluelinedevelopment.com

Applicant/ Co-Developer
Family Tree
3805 Marshall St
Wheat Ridge, CO 80033
Contact: Scott Shields
sshields@thefamilytree.org

Architect/Planner
Shopworks Architecture
301 W. 45th Avenue
Denver, CO 80216
Contacts: Ed Parcell/
Alisha Hammett
ed@shopworksarc.com
alisha@shopworksarc.com

This development is a proposed affordable multi-family apartment building with supportive services for the residents. The building will have 85 apartments comprised of 1- and 2-bedroom units. Housing will be for households experiencing homelessness and at or below 30% area median income (AMI). There will be space for community gatherings, meeting with service providers, and onsite staffing. The building will be designed using trauma-informed design principles throughout the interior and exterior of the building. The housing will be professionally managed and staffed 7 days a week by Family Tree, Jefferson Center for Mental Health and BlueLine Property Management Company. This affordable housing development was awarded Low-Income Housing Tax Credits (LIHTC) from the Colorado Housing Finance Authority (CHFA) in November of 2022. Due to Tax Credit funding requirements the project will need to receive building permits by the end of 2023, preferably sooner.

Due to the unique needs of the residents that will occupy this building we are seeking a Major Modification Request from Section 5-1-2-6 Building Design Standards G. Balconies, Porches and Stairways. We are requesting to eliminate the requirement to provide balconies or patios for 75% of the residential units. This design standard would require 64 units (85 units x75%) include an exterior balcony or patio of not less than (24sf).

a) Over the past 17 years of designing affordable housing there's been a shift away from providing balconies for very low-income populations and those experiencing homelessness or those on the verge of. This shift came after developers evaluated how balconies were being utilized by residents. They identified three categories of use; balconies were utilized as designed, balconies were only being utilized for storage, and balconies weren't

being used by residents at all. As a result, a large investment was being made on an under-utilized aspect of the building. As mentioned above, 64 balconies or patios would be required for this development and balconies can range in price from $15,000 to $20,000 depending on the style of balcony, this would result in close to a $1 million budget line item for this project. It became apparent that this money could be better utilized elsewhere in the building design and have a much greater impact on residents and building staff.

b) Balcony impacts on design. The most cost-effective balcony design for a project such as this would be a balcony that was fully outboard of the exterior façade (tack on balcony). This balcony type has limited impact on gross square footage of the building. However, these balconies are completely exposed to the elements making the south and west facing balconies virtually unusable for most of the day in summer months. The other type of balcony is built into the structure and sometimes enclosed with a roof element above. This type of balcony is the most expensive and it also creates some challenges with difficult waterproofing which often creates long-term maintenance issues for a building (water leaking into the balcony structure or even worse into the building). For either type of balcony, there's also an impact on the quality of residential interior space. Shadows created by the balconies create living rooms that are dark and can sometimes feel cave like during most of the day which has a negative impact on residents.

c) Trauma informed design and creating healthier units. Building and energy codes have led the way towards creating healthier units for residents and building occupants. Many code updates relate to environmental aspects of building design such as indoor air quality, non-toxic building materials, fresh air and ventilation. However, none of the updated codes pertain to the mental health of occupants. Trauma informed design focuses on how the built environment affects the metal state of its inhabitants, and research shows that increased daylight, access to exterior views, and open spaces all promote healthier living environments. In lieu of balconies, providing larger windows in the units allows daylight to travel deeper into the unit. This along with an open floor plan makes the units feel much larger, open, and pleasant to live in.

d) Creating community within the building to avoid social isolation. People experiencing homelessness often suffer from loneliness, isolation, and lack of support from their family and friends. If this modification is approved, then the budget for balconies can be shifted to provide amenity areas that are rich in social inclusion and include a variety of experiences. Amenity areas will be located inside the building, within the secure exterior courtyard and along the small urban park. Each space will have unique design aspects to help draw residents out of their units. The amenity areas will increase access for residents to engage in services with Family Tree and Jefferson Center for Mental Health, increasing chances for social interaction among residents and provide opportunities to form positive relationships with staff and their neighbors. The amenity areas are designed to fit the needs of all residents whether it's large gathering areas for multiple residents to enjoy, small areas for a couple of residents to talk, or one on one space for staff and resident interaction. The additional budget from removing balconies allows for more opportunity for service providers to meet with residents and provide much needed support.

e) Current building design. The exterior space created by this code section would create 1,536sf (64 x 24sf) of exterior space for resident's private use, however it doesn't apply to all residents only 75% of the units. The exterior secured courtyard as designed will provide approximately 8,500sf of exterior open space and will be open to all residents. Programing in this space includes activity areas for games, a multi-generational playground area, private seating areas, covered outdoor seating, a walking path, community gardens, as well as a pet area and exterior smoking patio on site. The project is also providing the small urban park as required by the Land Use Code. This requirement provides an additional 7,000sf of exterior space, again open to all residents along

architecture

Marshall St and West 56th Avenue. The small urban park will include group and private seating areas, enhanced landscaping and public art, all of which creates an engaging pedestrian experience along the building and street frontages. Overall, the project will be providing a combined exterior amenity space of 15,500sf which equates to 182sf of outdoor space per unit. The balcony design standard falls under the overall category of 5-1-2-5 Building design standards which includes requirements that are meant to ensure articulation and visual interest along facades of new multifamily buildings. With the removal of balconies, the building design has intentionally provided more residential, and pedestrian scaled detailing to exceed the code requirements. The building provides offsets in the building planes, enhanced architectural detailing in the masonry and cement board siding, canopies and overhangs along the right of way and material changes along the base and in vertical recesses. By including this additional detailing and articulation we feel the request to eliminate the balcony requirement will not be detrimental to the overall design aesthetic of the project.

Per Section 8-3-11-4- Major Modifications or deviations from dimensional or numerical standards in the LDC are intended to allow for flexibility to make modifications greater than 20% without requiring a variance. This Major Modification request conforms with the approval criteria set forth in Section 8-3-11-4 by the following:

1. <u>The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district</u>

According to the Future Land Use Map in the Arvada Comprehensive Plan, this infill site falls within a Future Land Use recommendation of High Density Residential/ Clear creek/ I-76 Community Plan. *High Density Residential is appropriate for multi-family residential apartments and condominiums and similar higher-density residential types 13-24 dwelling units per acre (p. 2-22). Higher density residential should be near commercial services or other supporting non-residential services. For most higher-density residential development, vehicular, bicycle and transit routes should be accessible, yet residential areas should be protected from heavy traffic. These developments are generally located along collector or arterial streets and should be near transit centers or transit services (p. 2-22).*

Additionally, the Comprehensive Plan states that *one of the City's primary goals is to encourage a more efficient land use pattern. The renewal and enhancement of targeted redevelopment areas and the encouragement of infill development is a means of achieving economic revitalization and improving physical conditions in the City's mature areas (p.2-33)*.

Other plan guidance addressing housing needs includes:

- *The housing gap analysis reveals that low-income residents have significant difficulty finding either affordable rental or for-sale housing. For current owners looking to buy up or downsize, the market for middle-income households is oversupplied while the market for low and high-income owners is undersupplied (p. C-6).*
- *With rising real estate values, the trend for new developments, and increasing rents, affordable housing is becoming a greater challenge for potential Arvada residents. For low- and moderate-income households, Arvada has a significant gap between the number of renting households and the number of rental units affordable to those households. Low- and moderate-income households outnumber the rental units affordable to them (p.4-2)*

2. The requested modification addresses a unique situation or incorporates creative site design;

   The future residents of this building are Jefferson County residents transitioning out of homelessness into permanent housing. People who have experienced homelessness often have an enormous amount of trauma that is best served by spaces that cultivate a strong sense of community and connection. A central courtyard design allows people to engage with something greater than themselves which combats isolation with a sense of belonging. Centralized amenity spaces allow people to feel valued after being marginalized by society.

   By removing individual balconies on units- we can curate the experience of residents to engage with shared outdoor spaces and build community. Architecture can be the first point of contact to cultivate safety and connection.

3. The requested modification will not result in incompatible development;

   This new affordable housing development is consistent with the MX-S zone district and furthers the recommendations set forth in the Arvada Comprehensive Plan. The design will comply with all applicable federal, state and city regulations.

4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public; and

   This requested modification will not have an adverse impact on the health, safety or welfare of surrounding property owners or the public. In fact, by waiving the balcony requirement and instead providing a central courtyard the health and wellness outcomes of the residents will increase. This results in long term housing stability for the residents.

5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.

   This new affordable housing development is consistent with the MX-S zone district and furthers the recommendations set forth in the Arvada Comprehensive Plan. The design will comply with all applicable federal, state and city regulations

In closing, this Major Modification meets the criteria for approval based on the Arvada Land Development Code and will enable this development to help Arvada and Jefferson County address the housing crisis in an impactful way by serving individuals and families that are most vulnerable in our community. Thank you for your thoughtful consideration of our request. Please feel free to contact us at any time if you have any questions or concerns.

Sincerely,

Ed Parcell, AIA
Shopworks Architecture

swarc
301 West 45th Avenue Denver, CO 80216 (303) 433-4094

architecture

EXHIBIT A
Right-of-Way Vacation
Legal Description

A parcel of land being a portion of Kelley Subdivision, a subdivision plat recorded under Reception No. 681339 of the records of Jefferson County, Colorado, said portion being dedicated public right-of-way by said plat, and further being situated in the Northwest One-Quarter of Section 13, Township 3 South, Range 69 West of the 6th Principal Meridian, Jefferson County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Northwest One-Quarter of Section 13, Township 3 South, Range 69 West of the 6th Principal Meridian, Jefferson County, Colorado, assumed herein to bear N 89°53'26" E. Said line being defined by found monuments as follows: a found 3/4" rebar with a 3 1/4" aluminum cap stamped "PLS 38026" at the northwest corner of said Section 13 and a found 3/4" rebar with a 3" aluminum cap stamped "PLS 36561" at the northeast corner of the northwest quarter of said Section 13.

BEGINNING at the southeast corner of Lot 1, Kelley Subdivision as recorded under Reception No. 681339 of the records of Jefferson County, Colorado;

Thence **N 00°05'15" W**, coincident with the easterly line of Lots 1, 2, 3, 4, and 5 of said Kelley Subdivision, a distance of **242.30 feet** to the south right-of-way line of West 56th Avenue as described in Book 2078, Page 214 of the records of Jefferson County, Colorado**;**

Thence **N 89°53'26" E**, coincident with said south right-of-way line, a distance of **30.00 feet** to a point of the westerly line of Block 1 of said Kelley Subdivision**;**

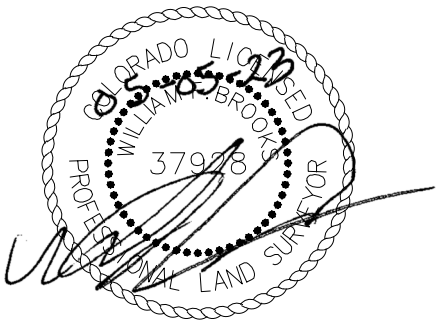
Thence coincident with the westerly and southerly lines of said Block 1 the following four courses:

> **S 00°05'15" E**, a distance of **202.29 feet** to a point of curvature;
>
> Thence **23.57 feet** along the arc of a curve to the left, being concave to the northeast, having a central angle of **90°01'19"**, and a radius of **15.00 feet** to a point of tangency;
>
> **N 89°53'26" E**, a distance of **127.52 feet** to a point of curvature;
>
> Thence **21.61 feet** along the arc of a curve to the left, being concave to the northwest, having a central angle of **82°31'44"**, and a radius of **15.00 feet** to a point on the westerly right-of-way of Marshall Street and a point of non-tangent curvature;

Thence **38.16 feet** along the arc of a curve to the left, being concave to the east, having a central angle of **05°59'42"**, a radius of **364.70 feet** and a chord bearing and distance of **S 03°53'06" W**, **38.14 feet** to a point on the north line of that parcel described under Reception No. 29650051 of the records of Jefferson County, Colorado, and the south line of said Kelley Subdivision;

Thence **S 89°53'26" W**, coincident with said south line, a distance of **184.75 feet** to the **POINT OF BEGINNING.**

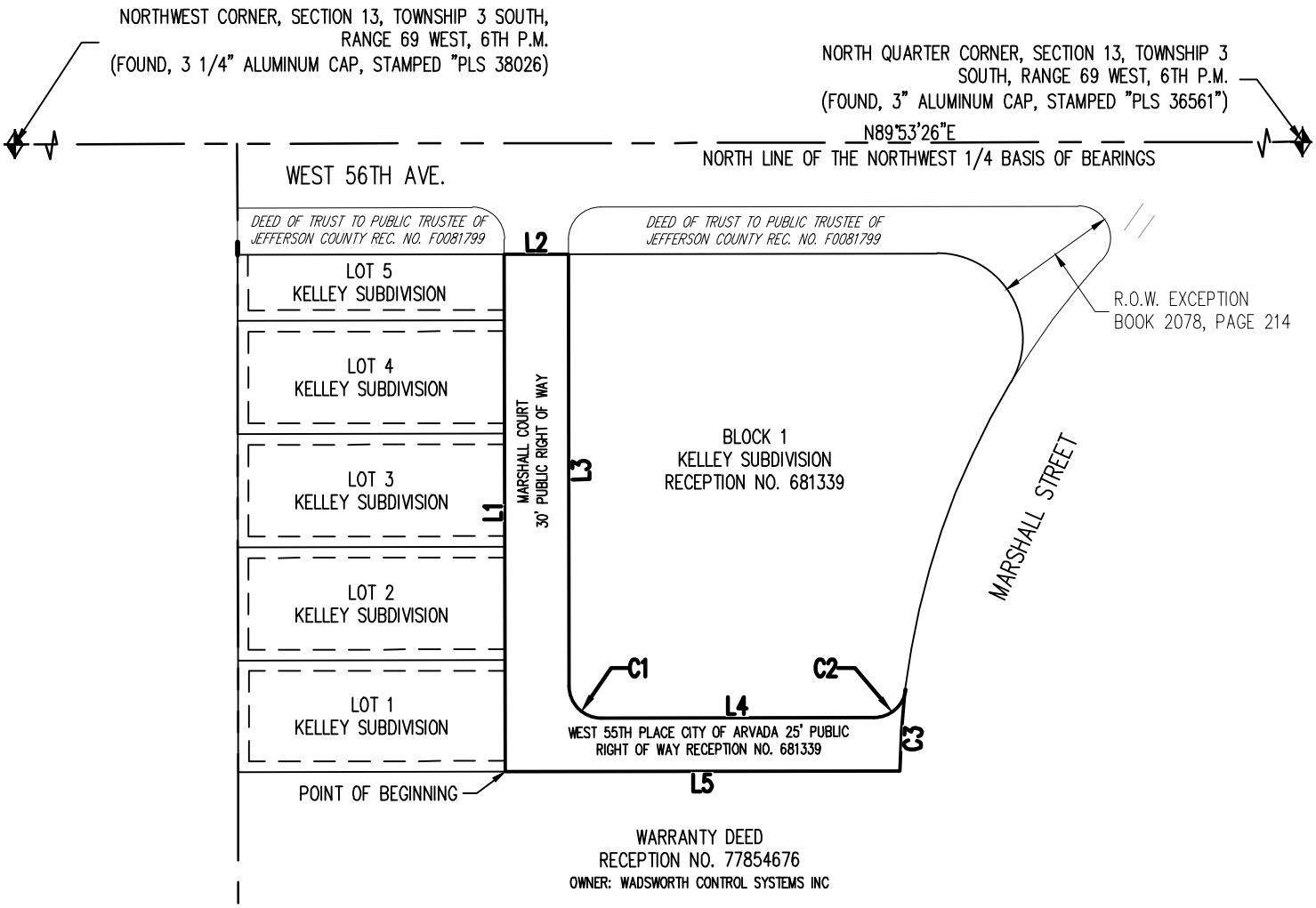
The above described parcel contains a total of 11,235.76 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: BLN000001.10

EXHIBIT 'B'
RIGHT-OF-WAY VACATION



COLORADO LICENSED
05-05-23
WILLIAM BROOKS
37928
PROFESSIONAL LAND SURVEYOR

N

0 40 80

SCALE: 1"=80'

NOTE:
THIS DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT 'B'
RIGHT-OF-WAY VACATION

NE 1/4 OF THE NW 1/4 OF SEC 13, T3S, R69W OF THE 6TH P.M.
JEFFERSON COUNTY, ARVADA, COLORADO

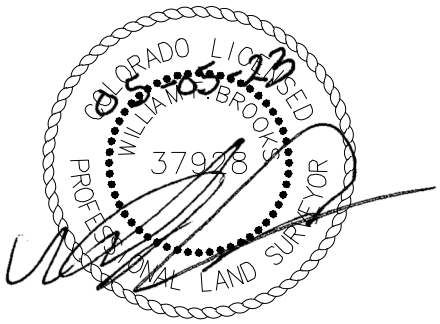
Project No:	BLN000001.10
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	May 05, 2023

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

EXHIBIT 'B'
RIGHT-OF-WAY VACATION

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N0°05'15"W	242.30
L2	N89°53'26"E	30.00
L3	S0°05'15"E	202.29
L4	N89°53'26"E	127.52
L5	S89°53'26"W	184.75

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°01'19"	23.57	15.00	S45°05'54"E	21.22
C2	82°31'44"	21.61	15.00	N48°37'34"E	19.79
C3	5°59'42"	38.16	364.70	S3°53'06"W	38.14



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MARSHALL STREET LANDING

View from Marshall St

85-unit **Trauma-Informed Designed Affordable** Multifamily Housing Community with **Supportive Services** for Residents

FamilyTree
BLUELINE DEVELOPMENT, INC.
Jefferson Center — With you in mind —
SW shopworks architecture

DEVELOPMENT TEAM

- BlueLine Development was founded in 2011 with the purpose of developing and sustaining affordable rental and permanent supportive housing. Experienced affordable housing developer in Colorado, Utah, Montana, South Dakota and Wyoming.

- Family Tree began filling service gaps for people affected by child abuse and domestic violence in Jefferson County in 1976 and began offering homelessness services in 1989. Today Family Tree serves the seven-county metro area and partners with all people to prevent and overcome the interconnected issues of child abuse, domestic violence and homelessness to promote safety, healing and stability across generations.

Family Tree is the only organization in the Denver-metro area working to address the interconnectedness among child abuse, domestic violence and homelessness.

CONDITIONAL USE, MAJOR MODIFICATION & ROW VACATION

- Conditional Use Permit to approve the multifamily use, which will allow the development of a new affordable housing community with supportive services generally located at 5549 Marshall Street.

- Major Modification from Section 5-1-2-6 Building Design Standards G. Balconies, Porches and Stairways to eliminate the requirement to provide balconies or patios for 75% of residential units.

- Right-of-Way Vacation of Marshall Court and W. 55th Place, in order to create one parcel per Section 8-3-9-1 Vacation of Rights-of-Way Approval Criteria.

APPROVAL WILL:

- Create much needed Affordable Housing within the City of Arvada
  (85 apartments, 1- and 2-bedroom units) for households at or below 30% AMI.

- Project has received funding through Low Income Housing Tax Credits
  (Funding requires project to close with permit by the end of 2023).

- The ROW Vacation, Conditional Use Permit and Major Modification meets all the criteria set forth in the Arvada Land Development Code for approval.

BLUELINE DEVELOPMENT, INC.

FamilyTree

TRAUMA-INFORMED DESIGN

- Trauma-Informed Design (TID) focuses on how the built environment affects the mental state of its inhabitants. Since 2018 Shopworks Architecture and our partners have conducted interviews with over 1,500 end users to understand how buildings impact our vulnerable population, and those seeking stability in housing. Designing buildings through this framework enables positive change for our residents and communities.

- Shifting resources from underutilized balconies to amenity areas, service spaces, meeting rooms and outdoor amenities supports a socially rich environment. Providing a variety of space and experiences throughout the property promotes choice, comfort and connection within a healthy living environment for residents and staff.

- In lieu of balconies, providing larger windows in the units allows daylight to travel deeper into the unit and offers more visual access to the exterior. This along with an open floor plan makes the units feel larger and more comfortable to live in.

Shopworks Architecture has design and constructed over 2,400 Trauma-Informed designed apartment units.

SITE PLAN

- 1.64-acre site
  4 stories/ 50’-0” feet tall
  85 units up to 30% AMI
  Mix of 1- and 2- bedrooms

- Professionally managed and staffed 24hrs a day / 7 days a week

Major Modification Request

- Exterior Balcony requirement
  75% of 85 units = 64
  64 units x (24 sf) = 1,536 sf

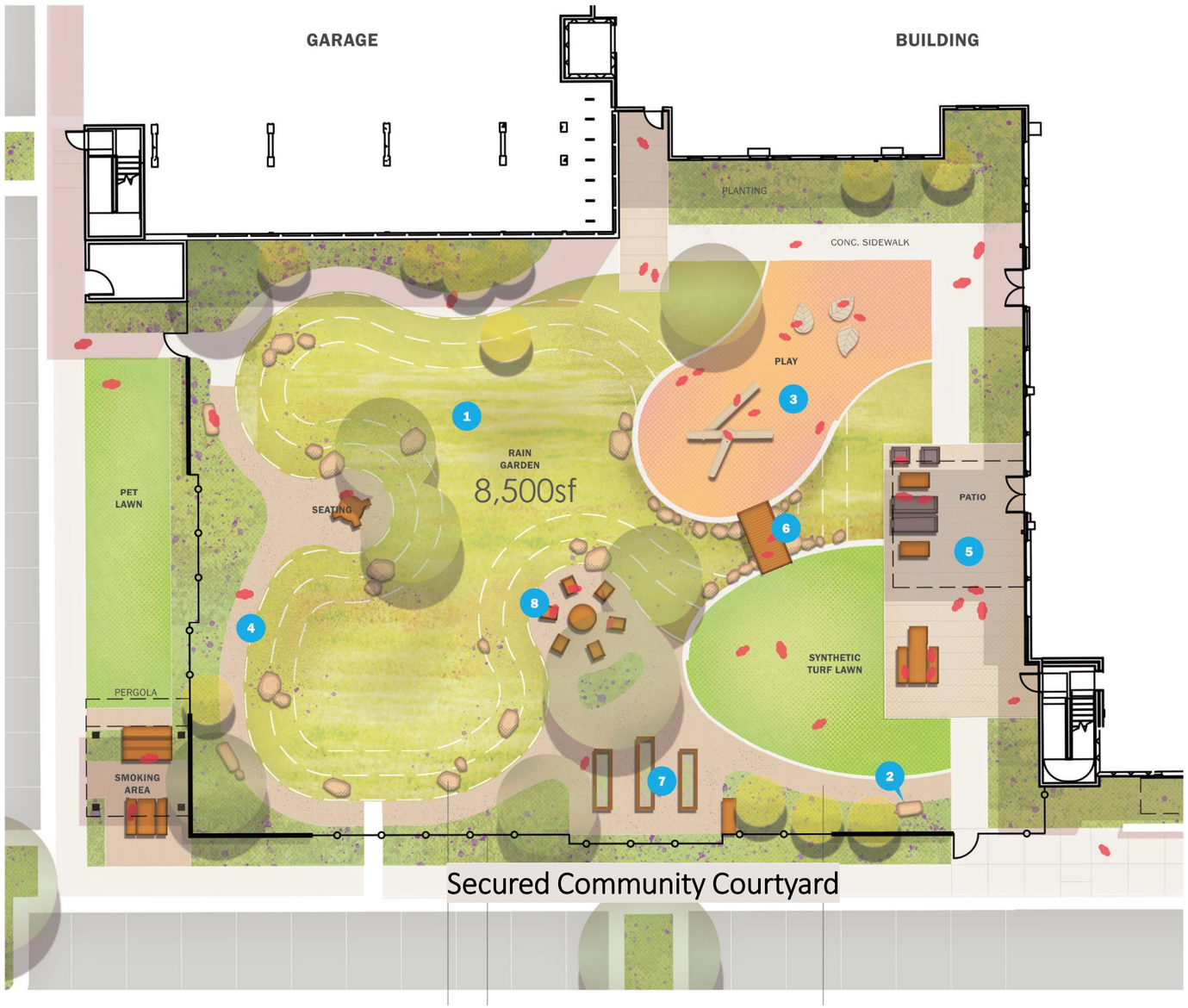
- Proposed Design
  Exterior Courtyard = 8,500 sf
  Small Urban Park = 7,000 sf
  Total exterior = 15,500 sf
  (182 sf for 85 units)

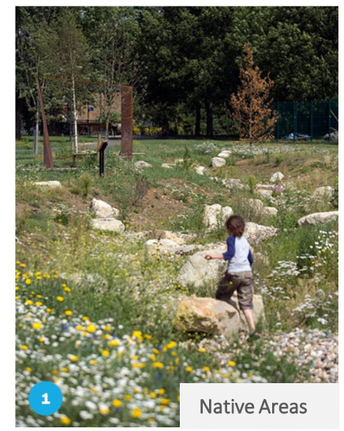
- Additional Interior Amenity and Service Provider area= 6,500 sf

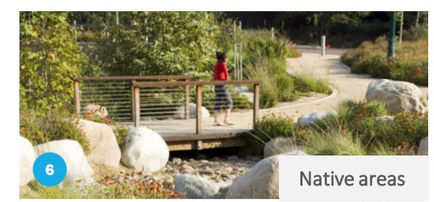
CRAFT CIVIL DESIGN
SW shopworks architecture
flow DESIGN COLLABORATIVE LANDSCAPE ARCHITECTURE

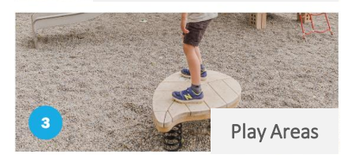
MAJOR MODIFICATION: Secure Gathering Spaces

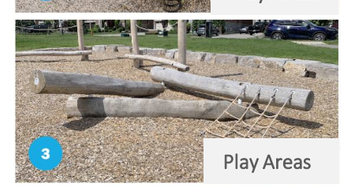
Creating Community To Avoid Social Isolation

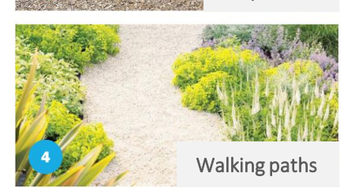


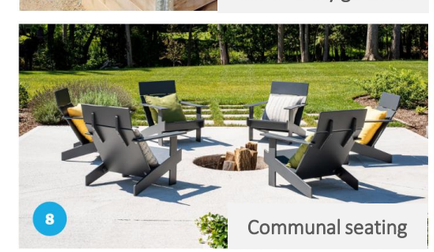






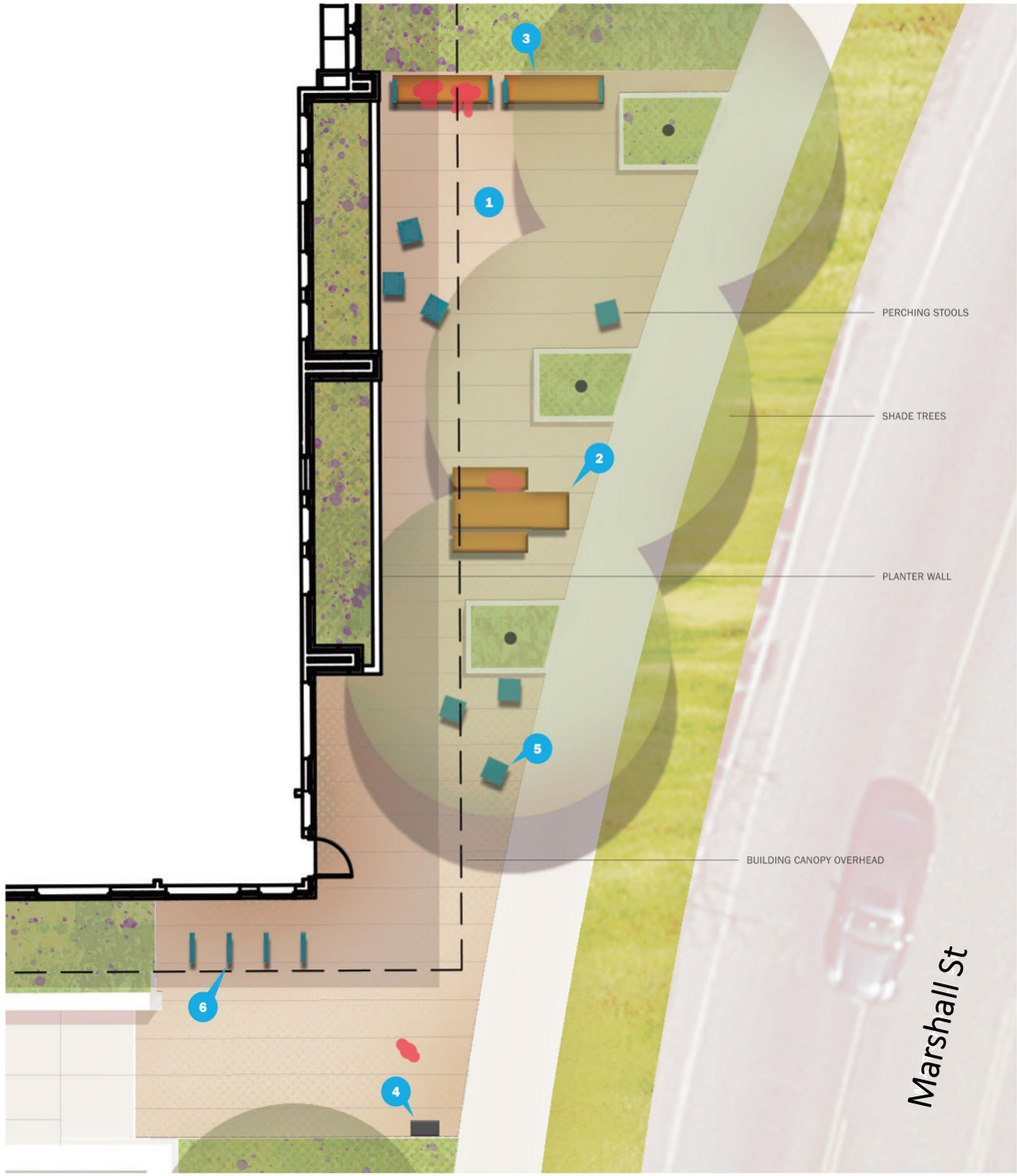


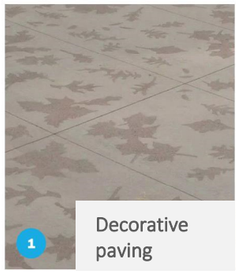




MAJOR MODIFICATION: Gathering Around the Marshall St Entry

Small Urban Park creates engagement with the public ROW

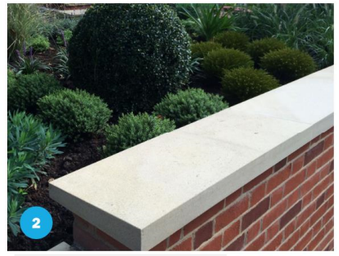




MAJOR MODIFICATION: Gathering Spaces Along W 56th Ave

Small Urban Park creates engagement with the public ROW

Art Panels



Brick planting walls

Integrated Lighting

Bench seating

Decorative paving

Native planting beds

INTERIOR AMENITY

Areas supporting community and service provider interaction

- Amenity areas designed to fit the needs of all residents whether its large gathering space, small group areas, one on one staff meeting rooms or private areas.

- Creating spaces that encourage residents to leave the isolation of their units.

- The amenity areas will increase access for residents to engage in services with Family Tree and Jefferson Center for Mental Health, increasing chances for social interaction among residents and provide opportunities to form positive relationships with staff and their neighbors

ARCHITECTURAL ARTICULATION

Enhanced detailing with pedestrian scale along the public ROW

ENGAGING THE ROW BY CREATING PEDESTRIAN SCALE & ARTICULATION

(1) Creating a strong base for the building
Masonry detailing: rowlock sills, solider course, reveals and projections

(2) Breaking down the building mass
Variety of exterior materials and scale: lap siding, stucco, flat lock panels & masonry. Using residential details and trim.

(3) Creating changes in plane, projections and recesses along the building length.
Providing roof canopies and overhangs

ARCHITECTURE: Small Urban Park along 56th Ave

Creating a variety of experiences along the ROW through Architecture and Landscape design

ENGAGING THE ROW BY CREATING PEDESTRIAN SCALE & ARTICULATION

(1) Creating a variety of experiences along the building including seating areas.

(2) Providing a variety of landscape materials, textures, colors and fragrances that constantly change through the seasons.

(3) Masonry planting walls create changes in elevation to the ground plane along the building.

EP0

NEIGHBORHOOD OUTREACH

- **Neighborhood Meeting** was held on June 2, 2022 at 5:30PM at Arvada City Hall with 41 community members attending.

- Neighbors were supportive of the project and eager to learn more

- Neighbors realize the need and importance for Affordable housing in Arvada

- Questions from the meeting:
  - Conditional Use Permit and why it was required, as well as questions about zoning
  - Development timeline, LIHTC funding, AMI ranges and unit mix
  - Impacts on adjacent property values and neighborhood safety
  - How the building, parking lot and courtyard would be secured

- These items were discussed during the meeting and addressed as part of the design development for the project. A frequently asked questions (FAQ) document was updated and distributed to all Neighborhood Meeting attendees.

- The FAQ document has been updated during the design process to inform interested neighbors, these updates are posted on Family Tree's website.

CONDITIONAL USE: APPROVAL CRITERIA, page 1

- CRITERION ONE: The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed Conditional Use in Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property.

✔ This new affordable housing development is consistent with the MX-S zone district and aligns with the character and guidelines expressed in the Arvada Land Use Code. The purpose of MX-S is to provide for a variety of residential and non-residential uses in vertically and horizontally mixed-use or single-use configuration.

- CRITERION TWO: The application is consistent with the Arvada Comprehensive Plan.

✔ Tailored to address the needs of local residents transitioning out of homelessness into permanent supportive housing.

This new affordable housing development furthers the recommendations set forth in the Arvada Comprehensive Plan, including Future Land Use recommendation of High Density Residential which *"is appropriate for multifamily residential apartments…higher density residential should be near commercial services or other non-residential services…These developments are generally located along collector or arterial streets and should be near transit centers or transit services (p. 2-22)."*

CONDITIONAL USE: APPROVAL CRITERIA, page 2

- **CRITERION THREE:** The use is consistent with the purpose and intent of the zoning district in which it is located.

✔ Located in MX-S (mixed use- suburban) zone district. Purpose: to provide a variety of residential and nonresidential uses.

Promote redevelopment with walkable active streetscapes, using landscape design and architecture along the ROW as shown on previous slides.

- **CRITERION FOUR:** The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area and the zoning district regulations.

✔ The project is comparable with existing and planned uses in the surrounding area.

CONDITIONAL USE: APPROVAL CRITERIA, page 3

Urban Multifamily	Required (Section 2-1-8-8)	Proposed
Min. lot area	No minimum	1.6 acres
Min lot width	50’	65’
Max height	4-stories/ 45’ *	4-stories/ 50’-0”
Max units per building	Not limited	85
Max building coverage	90%	60%
Front setback	10’ with 20% build-to	10’ with 20% build to
Side setback	10’	10’
Side interior setback	10’	10’
Rear setback	0’	10’
Min. front parking setback	20’	20’
Min. landscape surface area	25%	41%
Min. area for small urban parks	10% of net parcel area	10%

* 15’ Height increase for affordable housing, per 2-1-10-4A

✔ The project meets the Zone district regulations.

According to the traffic impact study, this community is estimated to generate 43 trips in the AM peak hour and 39 trips in the PM peak hour. These trips are anticipated to have little to no impact to the short-term operations of the Marshall St. and the 56th Avenue intersections. Due to the very low-income nature of this residential development the traffic impact will be significantly less than existing and future commercial developments and market rate housing in this area.

CONDITIONAL USE: APPROVAL CRITERIA, page 4

- CRITERION FIVE: Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development.

✔ Will serve letters for public utilities, water, stormwater and life safety were provided as part of the application. Access drives from W. 56th and Marshall are provided to provide adequate fire and life-safety access. As mentioned in the previous slide the existing road and transportation infrastructure will be minimally impacted by this development.

- CRITERION SIX: The application mitigates any adverse impacts on the surrounding area to the degree practicable.

✔ No adverse impacts identified.

Benefits to community:

i. Serving vulnerable population in community.
ii. Small urban park along Marshall St and W. 56th .

MAJOR MODIFICATION: APPROVAL CRITERIA, page 1

- CRITERION ONE: The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.

✔ This modification is consistent with the Comprehensive Plan, as mentioned for the CUP.

- CRITERION TWO: The requested modification addresses a unique situation or incorporates creative site design.

✔ Tailored to address the needs of local residents transitioning out of homelessness into permanent housing. As mentioned previously, creating a community rich with social experiences and promoting service provider interaction to create a healthy living environment for residents and staff.

- CRITERION THREE: The requested modification will not result in incompatible development.

✔ Consistent with MX-S zone district and comprehensive plan.
Engage the public Right of way with additional architectural detailing, articulation and landscape design that exceeds Code requirements to enhance the walkable experience on Marshall St and W 56th.

MAJOR MODIFICATION: APPROVAL CRITERIA, page 2

- CRITERION FOUR: The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public.

✔ Purpose and effect are to increase the health and wellness outcomes for residents.
Enhanced design will ensure no adverse impact on surrounding property owners and is compatible with existing development.

- CRITERION FIVE: Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.

✔ No adverse impacts on surrounding property owners.

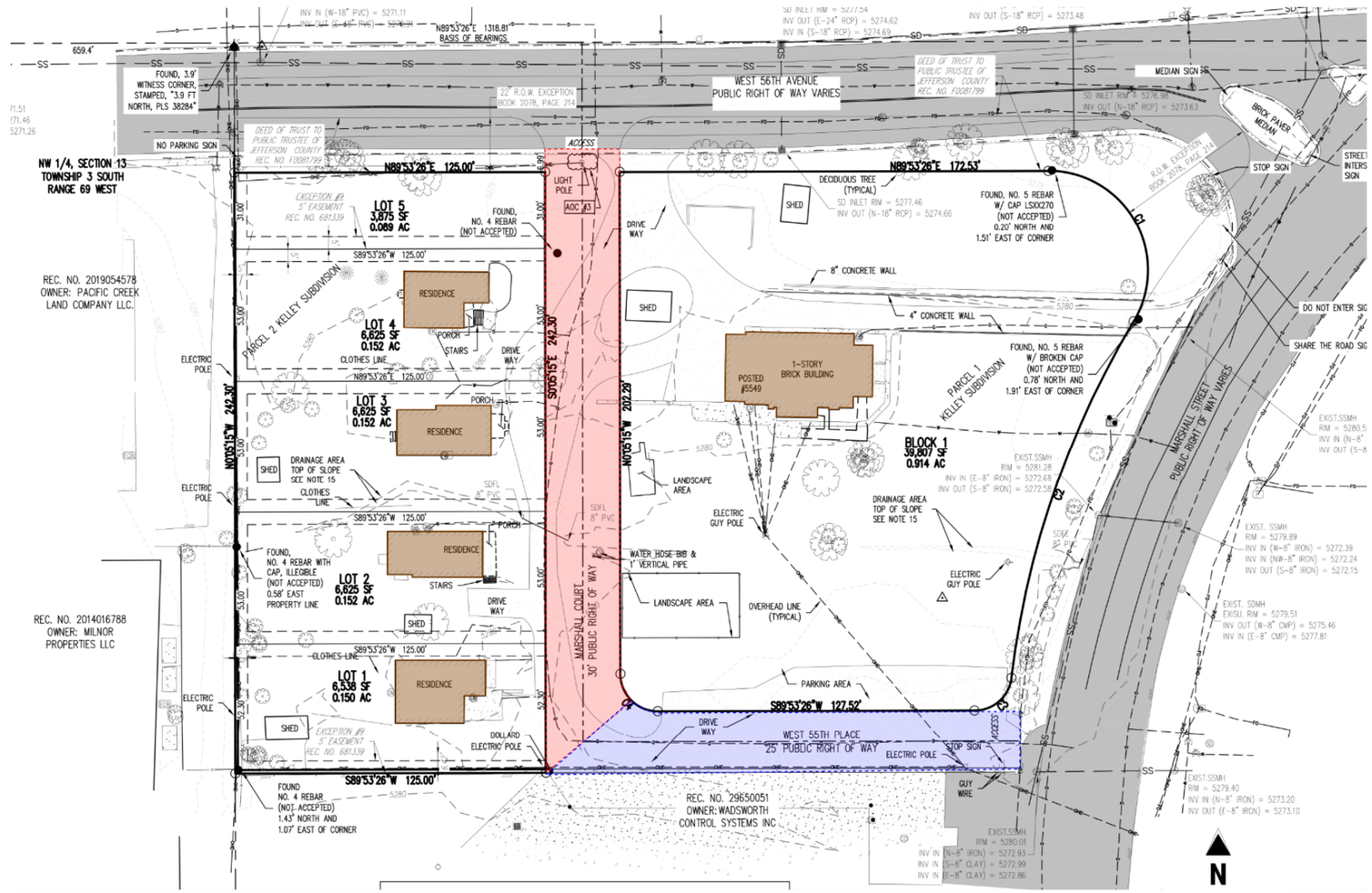
Positive impacts on health, safety and wellness of residents.
Provides much needed affordable housing for Arvada

ROW VACATION: APPROVAL CRITERIA, page 1

- **CRITERION 1a:** The vacation is consistent with the Comprehensive Plan and with any other applicable, adopted City transportation plan or streets/roadway plan;

✔ Consistent with Comprehensive Plan as previously mentioned. There are no conflicts with transportation or roadway plans.

- **CRITERION 1b:** The land to be vacated is no longer necessary for the public use and convenience, or the public right-of-way or public vehicular access easement has become useless, inconvenient, or burdensome to the City;



✔ The existing houses on the west side of Marshall Court are being demolished, existing lots 1-5 of the Kelley subdivision are being combined with Block 1. All properties are currently owned by Family Tree and access from the vacated ROW will no longer be necessary.

ROW VACATION: APPROVAL CRITERIA, page 2

CRITERION 1c: The vacation will not create any landlocked property;

✔ A new access easement will be created to allow access to the southern property's rear parking lot.

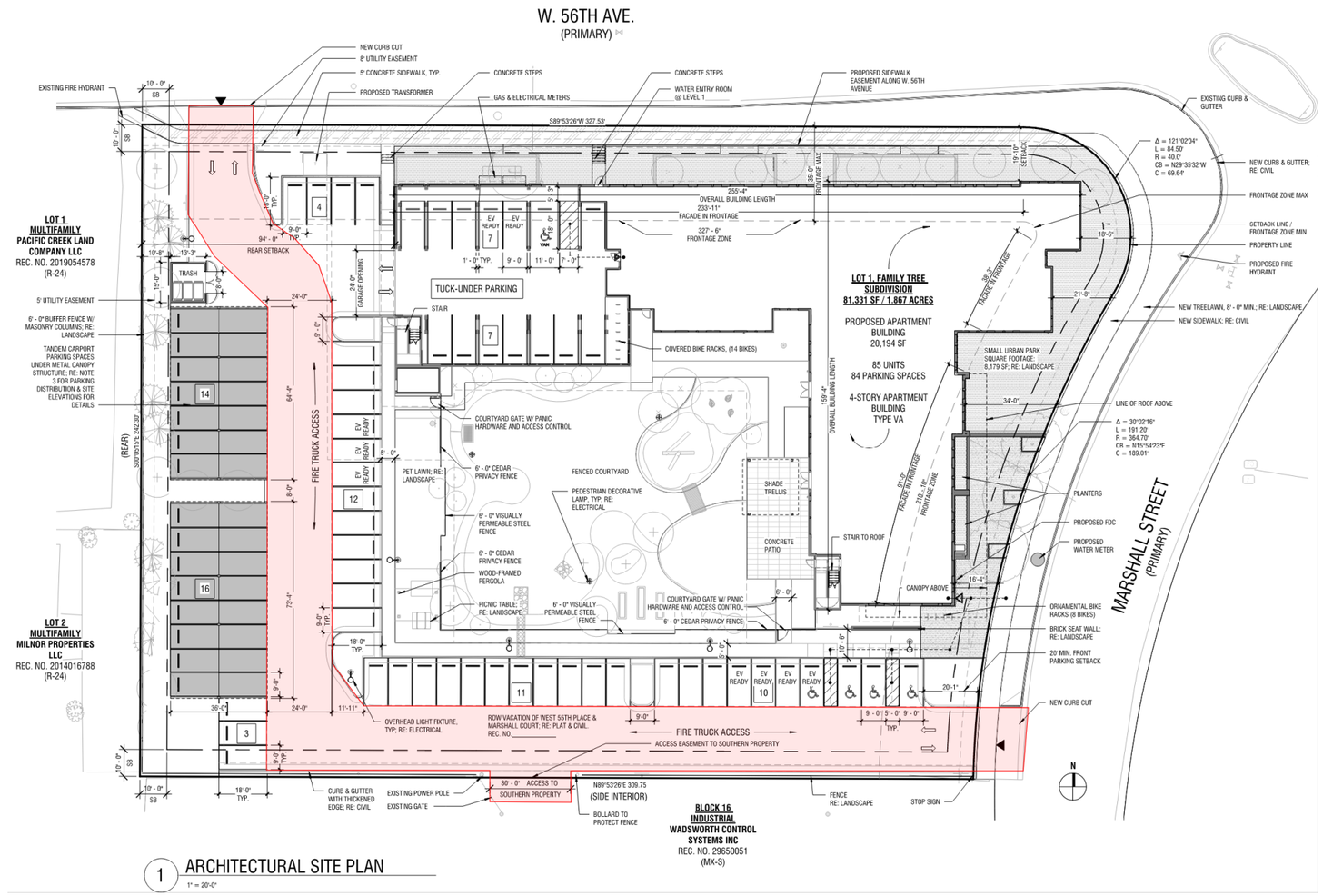
- CRITERION 1d: The vacation will not restrict access to any lot, tract, or parcel so that the resulting access is unreasonable or economically prohibitive; and

✔ This property has access and a parking lot off Marshall St. There is also a driveway on the north side of the building which provides access to the rear parking lot.

ROW VACATION: APPROVAL CRITERIA, page 3

- **CRITERION 1e:** The vacation will not reduce the quality of public services or the provision of necessary emergency services to any lot, tract, or parcel.

✔ The new access easement will include Fire access through the entire property similar to the existing vacated ROW. Currently Marshall Court and 55th Place are dirt access roads; this development will improve the current condition.



- **CONCLUSION:** This Application meets all criteria in the Arvada Land Development Code for approval of Conditional Use Permit, Major Modification and ROW Vacation.

Thank you!

85-unit **Trauma-Informed Designed Affordable** Multifamily Housing Community with **Supportive Services** for Residents

FamilyTree
BLUELINE DEVELOPMENT, INC.
Jefferson Center — With you in mind —
SW shop works architecture

ADDITIONAL INFORMATION

AFFORDABLE HOUSING PARKING STUDY

- 8.8% of Permanent Supportive Housing Residents own a vehicle (equates to 1 vehicle per 12 units).
- Affordable housing rents are determined by household. This translates to vehicles per unit, vs. per bedroom in market-rate housing.
- The data indicates that the property's proximity to quality walking and biking facilities and transit services deeply impacts vehicle ownership.
- Recommended parking for this project is 7-20 spaces total.

ARVADA (DIV. 4-5-2) AFFORDABLE MULTIFAMILY PARKING CODE REQUIREMENT

UNIT TYPE	# OF UNITS	PARKING RATIO	STD. REQ'D PARKING	20% ADMIN. PARKING REDUCTION	15% PARKING REDUCTION – ZONE C	TOTAL REQUIRED PARKING	TOTAL PROVIDED PARKING
STUDIO/ 1-BEDROOM	70	1.4 SPACE /DU	98				
2-BEDROOM	15	2.0 SPACE /DU	30				
TOTALS	**85**		**128**	**-25**	**-19**	**84**	**84**

Traffic Impact Analysis: provided by Fox Tuttle Transportation Group, January 27 2023

AFFORDABLE HOUSING RENTS

chfa

2023 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: May 15, 2023

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 06.29.2023.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2023 limits and that place in service before 06.29.2023 may continue to apply the same limits used in 2022.

County	HERA	AMI	2023 Maximum Rents					2023 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Jefferson		30%	651	698	837	968	1,080	26,070	29,790	33,510	37,230	40,230	43,200	46,170	49,170
Jefferson		20%	434	465	558	645	720	17,380	19,860	22,340	24,820	26,820	28,800	30,780	32,780

DWELLING UNITS

Unit Type	Max. Rent Ranges /Month 20%-30% AMI(2)
1-Bedroom	$465-$698
2-Bedroom	$558-$837

- LIHTC deed restricted for 30 years
- HUD considers this population "Extremely low income"

(1) Final count depending on final approved building configuration
(2) gross rents (2023), before utility allowance

Heidi Van Gieson <hvangieson@arvada.org>

Fwd: DA2022-0059 - Family Tree Affordable Housing

Carol Ibanez <cibanez@arvada.org> Mon, Jul 31, 2023 at 10:50 AM
To: Heidi Van Gieson <hvangieson@arvada.org>, Planning Admin <plnadmin@arvada.org>

HI Heidi: see email from Jefferson County in support for the Family Tree PC public hearing for next Tuesday. Thanks Carol

Regards,
Carol Ibanez, AICP
Senior Planner
Office No. 720.898.7463 Cell: 720.484.9366
cibanez@arvada.org

---------- Forwarded message ---------
From: **Heather Gutherless** <hgutherl@co.jefferson.co.us>
Date: Mon, Jul 31, 2023 at 9:57 AM
Subject: DA2022-0059 - Family Tree Affordable Housing
To: CIBANEZ@arvada.org <CIBANEZ@arvada.org>

Hi Carol – Thank you for notifying Jefferson County of the hearings for this case. We have no objections to this proposal. The property is within the Clear Creek I-76 Comprehensive Development Plan and is located in Area E. This area should continue to develop as a mixed use non-residential and multifamily area. The proposed development will comply with those uses.

We also appreciate that city staff is working to also annex the Marshal Street right-of-way adjacent to this property.

Thanks,

Heather Gutherless, AICP

Planning Supervisor, Long Range Planning

Planning and Zoning Division

Jefferson County

o 303-271-8716

hgutherl@jeffco.us | Find us on the web: planning.jeffco.us

TOGETHER JEFFCO 2023
County Plans and Regulations Update

Help us shape the future of Jefferson County by visiting the Together Jeffco website and taking the online questionnaire! Click this image to visit our website: https://togetherjeffco.com. From there, you will find our Questionnaire on the main page!

Planning and Zoning is open to the public and we are offering both virtual and in-person appointments. For the convenience and safety of the public and our staff, virtual appointments are encouraged. Many staff are still working remotely to provide online and virtual services Monday through Thursday. County offices are closed on Fridays. Please schedule appointments and submit applications online. Go to planning.jeffco.us for more information.

JEFFERSON
COUNTY COLORADO

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From: **MICHAEL SNYDER**[redacted]
Date: Tue, Aug 1, 2023 at 4.09 PM
[redacted]2-0059
[redacted]

My name is Michael Snyder. I live at 5445 Newland St., about 2 blocks from the proposed development at 5549 Marshall St. It's being called Family Tree Affordable Housing. I'm against this project. I feel the neighborhood, known as Columbine Acres has had to much construction and building of apartments on 56th and east of Wadsworth Blvd. and now all the construction on 56th and west of Wadsworth Blvd. Again more apartment buildings and restaurants. It brings more traffic, construction vehicles, cars and noise. I have noticed an uptick in crime in this neighborhood. eg.) my next door neighbor's truck was broke into and his tools and golf clubs were taken, Also, had an incident, about a week ago where some homeless people were shot trying to stop a robbery at the 7-11 at 55th and Wadsworth Blvd I would like to see more police patrols in the area. Maybe the east side of Marshall St. could use some beautification.-flower planters from 56th up to 52nd and Marshall St. eg.) like Wheatridge on 38th and Reed St. Also, with all this traffic in the area Marshall St. could use re-paving all the way from 56th and Marshall St. all the way to 48th and Marshall St. The road is in terrible condition. Mike Snyder

SUPPORTIVE HOUSING FREQUENTLY ASKED QUESTIONS

- **What is Supportive Housing?** Supportive Housing combines acquisition or construction of apartments residents can afford to live in with intensive case management and supportive services on site.
    i. According to the National Alliance to End Homelessness, the supportive housing model is an evidence-based program that has been refined into standard practices over the past 20+yrs.
    ii. It is the single best, proven solution for ending chronic homelessness, a situation where someone is experiencing long-term homelessness, experienced trauma and has one or more disabilities.
    iii. Studies have shown that supportive homes help those who have experienced chronic homelessness and trauma achieve long-term home stability and improve their health and well-being.
    iv. Nationwide, investments in supportive housing models have decreased chronic homelessness by 30% since 2007. They reduce the use of publicly funded crisis services, including jail, hospitalizations and emergency departments. A person living in chronic homelessness costs the taxpayer an average of $36,000 per year. Costs on average are reduced by 49.5% when they live in supportive housing.

- **What will it accomplish for our community?**
    a. Meets goals identified in several publicly informed and adopted policies including:
        i. Jefferson County Homelessness Action Plan
        ii. Arvada City Council Strategic Plan
        iii. Jefferson County 2020-2024 Consolidated Plan
    b. Provides a safe place to call home for many unhoused neighbors in our community
    c. Provides a stable place to live for many in our community who may be at risk of experiencing homelessness

- **Does building these apartments mean more people experiencing homelessness will move to Arvada or Jefferson County?** No. The increase in homelessness comes from the lack of real attainable housing and few resources for people to move out of shelters and into permanent homes. This development will be a safe place for people to be connected to housing and resources to keep homelessness short and strive for it to be a one-time event. This project will provide housing opportunities for those in our community who are currently experiencing homelessness.

- **How are residents matched with housing?** How do local citizens get a unit here? Will you be reaching out to local people who need help? The residents moving in will be exiting homelessness and will be earning less than $24,650 annually for an individual. Family Tree will follow a Housing First approach, which is a proven, national best practice. For more information about Housing First, see this site. We anticipate a majority of residents will also have a disability. The tenant selection plan for supportive housing apartments is required by the Division of Housing and includes an eligibility screening process for:
    i. Extremely low-income households where the head of the households is 18 years of age or older with documented lawful presence, a disabling condition, and a history of homelessness
    ii. Eligible households will be referred through the Regional Coordinated Entry System
    iii. Eligible households referred through local community partners working with Family Tree and Jefferson Center for Mental Health to identify individuals who would benefit from SH intervention
    iv. Eligible households with a disabling condition
    v. Eligible households with long lengths of homelessness
    vi. Eligible households with high utilization of publicly funded systems as determined by Medicaid usage
    vii. People who have been convicted of sex offenses. (People convicted of sex offense may automatically be denied for housing, but will be encouraged to appeal the denial through an established appeal process).

  Should this project receive funding from the Colorado Housing and Finance Agency and the State's Division of Housing we will apply for local voucher match from Foothills Housing Authority and Arvada Housing Authority to ensure local residents in need are able to access the housing.

- **Will there be children living in the community?** Yes, because we have one- and two-bedroom apartments. We are intentionally designing community space for children and families and welcome them into the community.

- **Have there been an increase in homeless camps in the communities that have these types of housing?** Not that we're aware of and not around any projects that we have been a part of across the state.

- **What is the expected staffing structure and ratio of staff to residents in supportive housing?** We will have a 15:1 tenant to case manager ratio for the supportive housing apartments. In addition, the building will have 24-hour front desk staff, one full-time property manager and one full-time maintenance person. The property manager and maintenance person will be on site during normal business hours.

- **What kind of support services meaning clinical staff are onsite?** Supportive services staff from Family Tree and Jefferson Center for Mental Health are expected to be on site during normal daylight hours and on-call after that. Additional Staff will be working on-site 24/7 manning a front desk and providing concierge service.

- **How many residents are expected to own cars?** In 2020, Shopworks Architecture and Fox Tuttle completed a study of parking usage in affordable housing along the Front Range. Their findings revealed that affordable housing, especially supportive housing, is over parked compared to the actual need and that car ownership among those exiting homelessness and workers making minimum wage is extremely low. It makes intuitive sense as well – they just can't afford it. We can't say for sure how many will own cars, but know from experience and the study supports this, that on average, only 10% of residents will have cars. Please contact us for the Parking & Affordable Housing 2020/2021 Report.

- **What is next in the process?** The development team will be submitting funding applications in August and expect to hear if awarded funding in early November. Until then, we want to do whatever is necessary to answer questions by those that truly want to learn more about our compassionate commitment to providing housing to those in need.

- **How is the development funded?** The development is funded through a mix of federal funding, state grants and private investor funds. The federal and state funds are awarded through a competitive application process.

- **How can the neighborhood most effectively support and engage with the programming in the building?** How do we help people feel a part of our community? At this stage we find it most impacting for neighbors to understand the true facts and mission of our apartment development, and counter any misinformation they hear. Also, to provide support to the development through contacting council members, especially in writing (email and letters). When we secure funding, there will continue to be outreach and neighborhood engagement that we encourage you to participate in. We pledge to listen to your feedback as design continues. Once the development is built, continuing to correct misinformation is the most impactful way to support residents and the housing specifically. Beyond that, there will be ways to volunteer to support residents and we really look forward to working with neighbors and nearby neighborhood associations on strategies and activities to promote inclusion and support for our residents.

Questions Received from Community Meeting on June 2, 2022

- **What are the area median income (AMI) ranges of the units and unit mix?** There will be 85 total apartments, 70 one-bedroom apartments and 15 two-bedroom apartments. Individuals and families will be required to be at or below 30% area median income (AMI), which, for example, equates to an individual household annual income of $24,650, a two-person household annual income of $28,140- and three-person household of $31,650.

- **How many parking spaces will be provided?** Following Arvada zoning regulations, parking required for this development is 84 total spaces with 42 being covered. We have provided 88 total spaces and 44 will be covered.

- **Will residents be able to park campers/RVs in the parking lot?** If a resident owns a camper or RV and it's properly licensed, it can be parked in the property lot.

- **How will the site be served by public transit?** There are bus stops on W56th Avenue and Newland Way, just steps from the west end of the site. Additionally, there are two other stops one block away on N. Lamar Street, as well as the nearby RTD G (Gold) light rail line. We expect the majority of residents to utilize RTD transit.

- **Will the courtyard be fenced?** There are plans to fence the courtyard to provide privacy and security for the residents of the apartments.

- **Questions about Low-Income Housing Tax Credit (LIHTC) funding and how the process works –** The Low-Income Housing Tax Credit program is a federally created program regulated by the IRS under Section 42 of the IRS code. Basically, each state is allocated tax credits each year that they then award through a competitive process to affordable housing developments. The developments then sell those credits to investors for capital to build the development. Investors then are the Limited Partner in the ownership and the Developer/Owner is the General Partner. This program is heavily regulated and there are strict underwriting, compliance and deadline protocols the General Partner must follow or risk losing the tax credit equity. For more detailed information please visit https://www.urban.org/sites/default/files/publication/98758/lithc_how_it_works_and_who_it_serves_final_2.pdf

- **Where will the mental health and other services will be offered within the building?** There will be services provided to the residents throughout the building and the grounds, based on resident choice.

- **Questions about building safety –**Building safety for residents is immensely important. We want our residents to be safe, as well as the surrounding neighbors. The apartment building will have one main secured entrance for residents and guests, there will be line of sight provided by cameras throughout the interior and exterior of the building and ample exterior lighting for ease of sight during nighttime hours.

- **Questions about neighborhood safety -** The safety of our neighborhoods is also critically important. We want our residents to be safe, as well as the surrounding neighbors, and we plan to actively participate in the safety programs and efforts of the neighborhood association including Neighborhood Watch. We will proactively reach out to the Arvada Police Department for feedback on the design of the building in order to increase safety as well as to foster a positive working relationship with law enforcement prior to the opening. We strive to have positive working relationships with law enforcement at every building we operate.

- **Questions about development timeline -** The team plans to submit applications in August 2022 to the Colorado Housing and Finance Authority (CHFA) for federal 4% Low-Income Housing Tax Credits and state tax credits. An application to the Colorado Division of Housing will also be submitted at that time requesting 60 project-based vouchers (subsidies for each of the 0-30% AMI units) and funding to pay for staff and services. Additionally, local housing authority support in the form of project-based vouchers will be attached to the supportive housing. We will know if we are awarded this funding in mid-November. If we are awarded, we will work towards closing on our financing by October of 2023 and begin construction soon thereafter, which will take approximately 15 months. We anticipate opening the building in early 2025. If we are not awarded tax credits, we will apply again in 2023.

- **Will the development impact adjacent property values?** This is a question we are asked often, and the answer is no. There have been many studies performed over the last few decades to understand if affordable housing affects neighboring property values. Time after time, the research tells us they do not, and it makes sense. When a raw piece of land or an older building is revitalized with a new building providing a neighborhood with renewed energy, updated lighting, landscaping and neighbors who also want their home and block to thrive, property values actually can rise. For more information on affordable housing and property values, click this link. https://www.bloomberg.com/news/articles/2022-05-02/does-affordable-housing-lower-property-values#:~:text=They%20found%20that%20the%20low,%25%20in%20higher%2Dincome%20neighborhoods

- **Why is a Conditional Use Permit required if the zoning designation allows apartments?** Arvada's site use development code requires a conditional use permit for the site to ensure the development plans for the apartment building are consistent with the Arvada Comprehensive Plan and that the use is consistent with the purpose and intent of the zoning district in which it is located.

- **Why were some neighbors mailed a notice about the meeting and location of the property, and others did not?** The design team were provided a list from the city of Arvada of a radius of neighbors within 500 feet of the proposed location to notify of the meeting and development. We expanded that area slightly to ensure we were reaching neighbors that might be interested in hearing about the development. It's an imperfect process. We understand that there are neighbors outside of the notification area that have interest in learning more about the apartment development and have added email addresses we received at the meeting to our notification list.