

# Crawford Commons

Clifton, Colorado

Housing Colorado Now 2023 | Design Charrette



# Meet the Sponsor

Our mission is to advance equitable housing and healthy communities through education, empowerment, development, and preservation.

Vision: Every western Colorado resident thrives in a quality, safe, and healthy home.



**Housing  
Resources**

Empowering independence one home at a time.

# Meet the Charrette Team

## Students

Neal van Tamelen  
Julia Lecy  
Halden Schnal  
Garima Choubey  
Gray Warner

## Leaders

Adam Kantor  
Joseph Sammartino

## Participants

Michelle Regan  
Brandon Gentrup  
Daniel Allen  
Seth Brown  
Andres Sanchez  
Jose Chaives  
Aye Chavez  
Joseph Espinosa  
Yesina Wilson  
Heidi Escobedo  
Emilee Powell  
Nita Whitsm  
Jason Colunga  
Josh Robinson  
Doug Van Lerberghe  
Alicia Johannesen

Participants:



**KEPHART**

community ■ planning ■ architecture



Housing Colorado



**Housing Resources**

Empowering independence one home at a time.

**RIOS**



College of Architecture and Planning  
UNIVERSITY OF COLORADO DENVER



Development Design Consulting



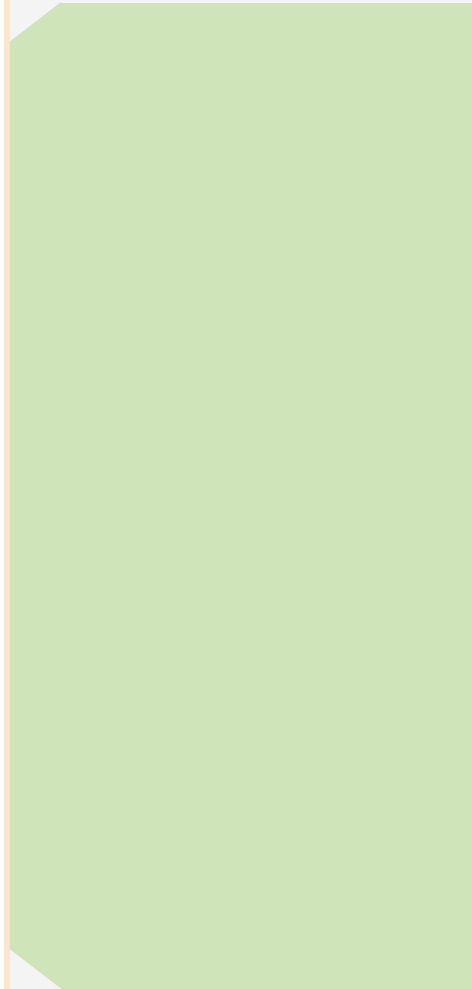
**GLDA**  
DEVELOPMENT  
— ADVISORS, LLC —

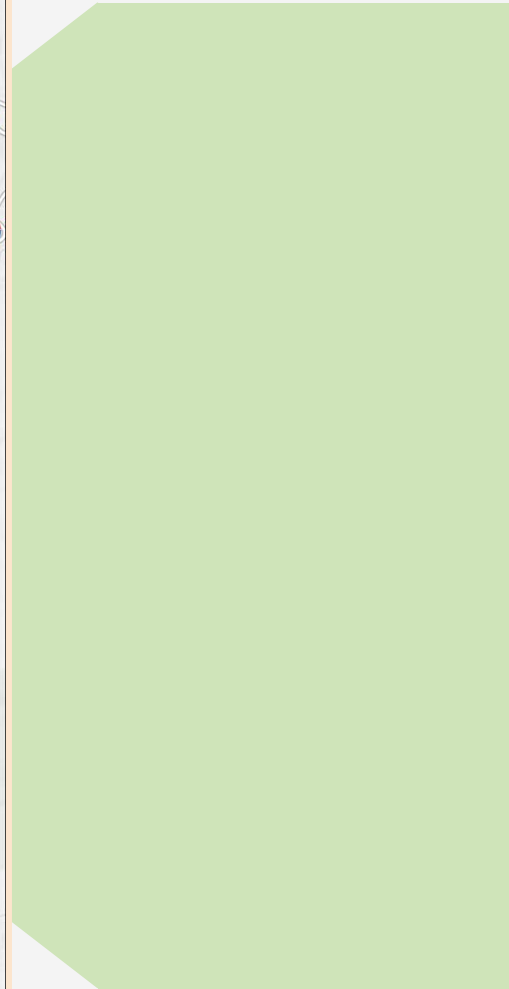
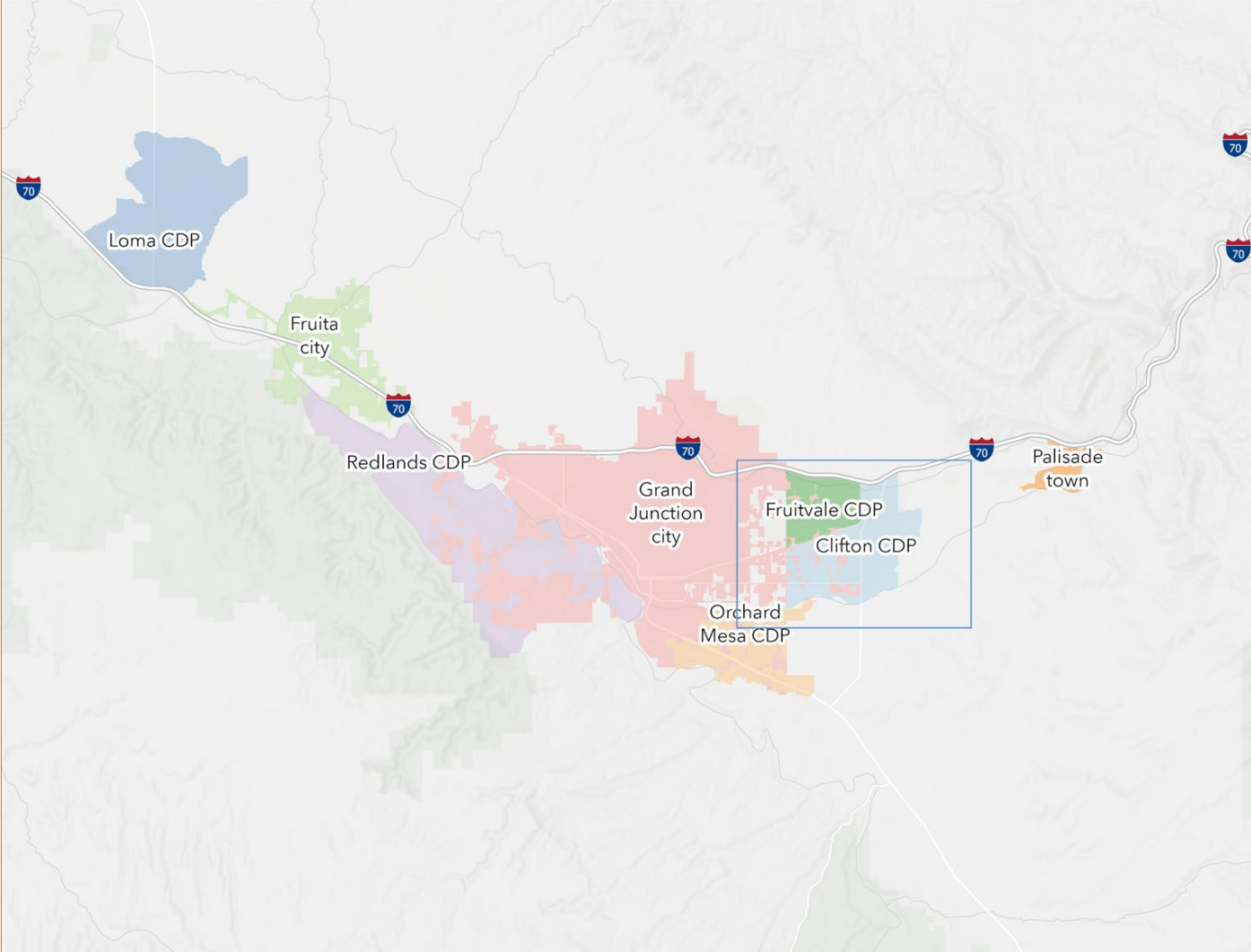
**CRAFT**  
CIVIL DESIGN



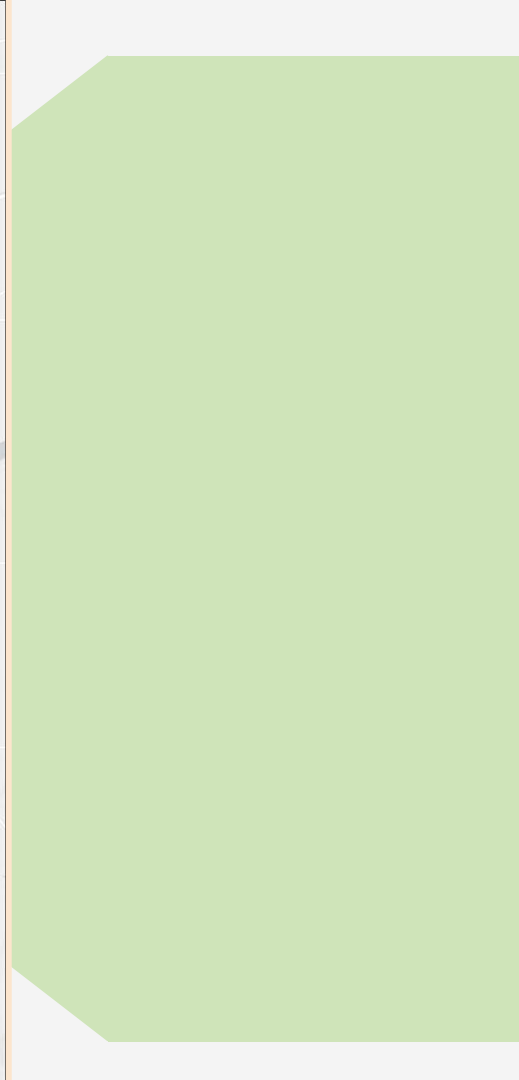
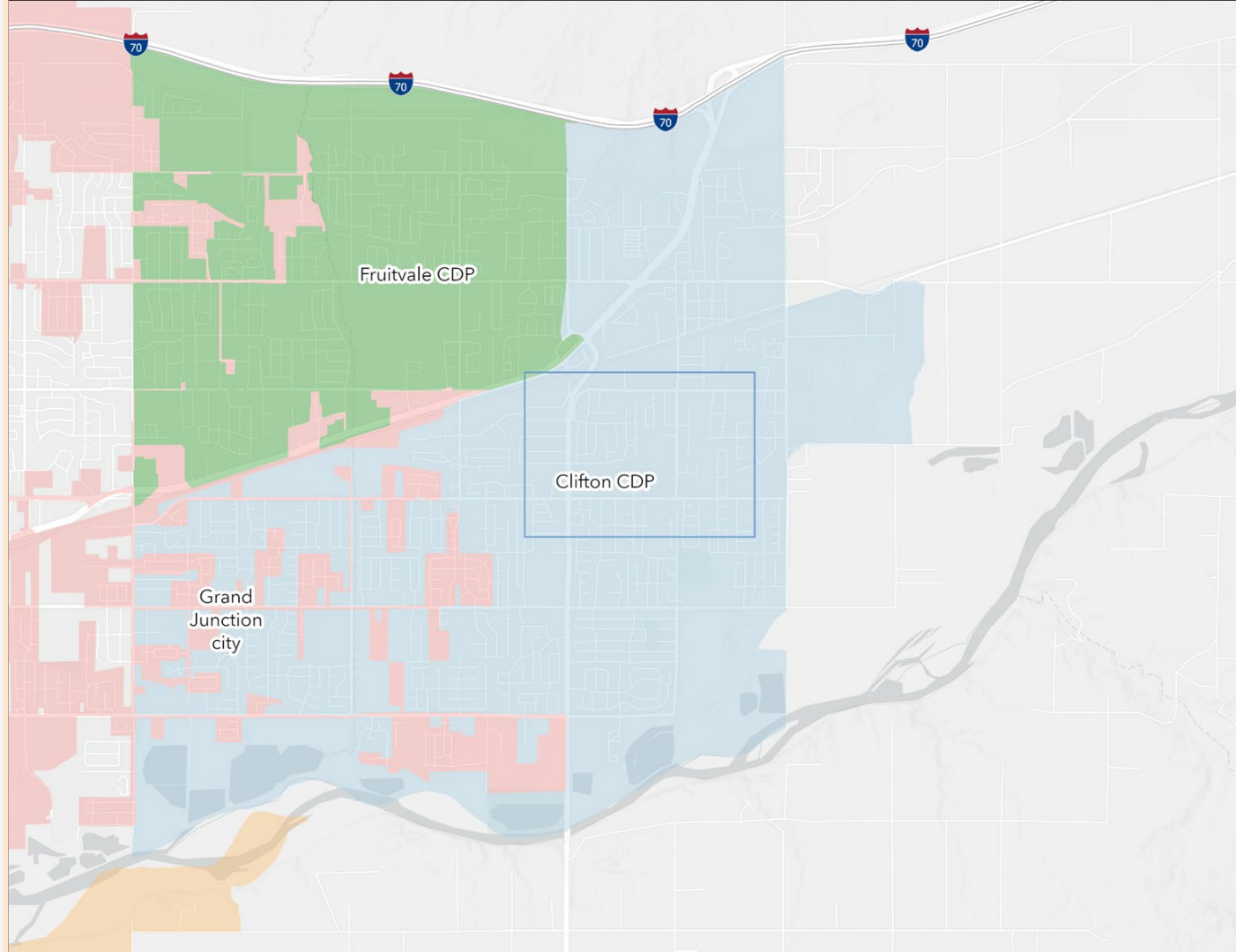
# Project Location

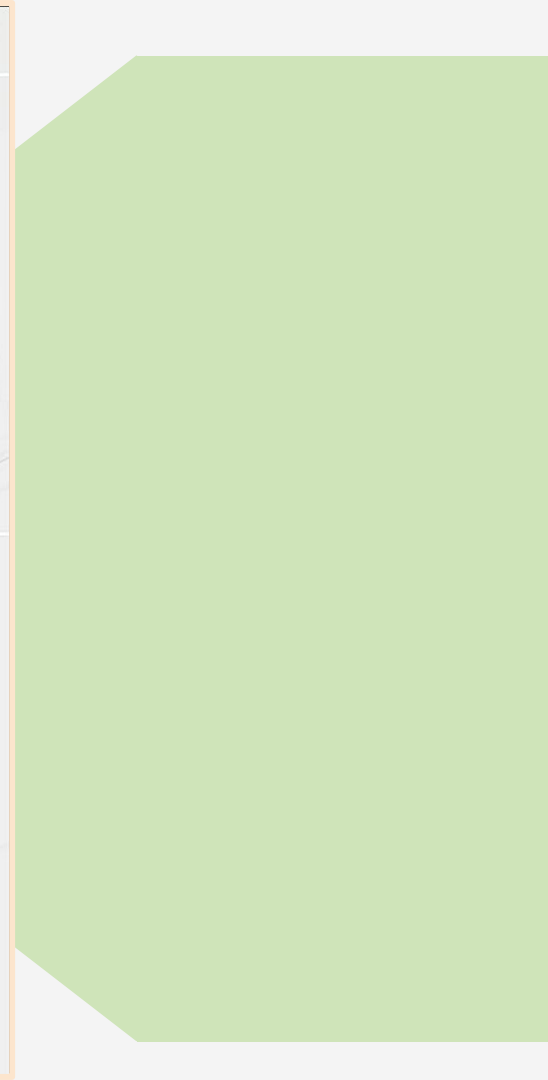
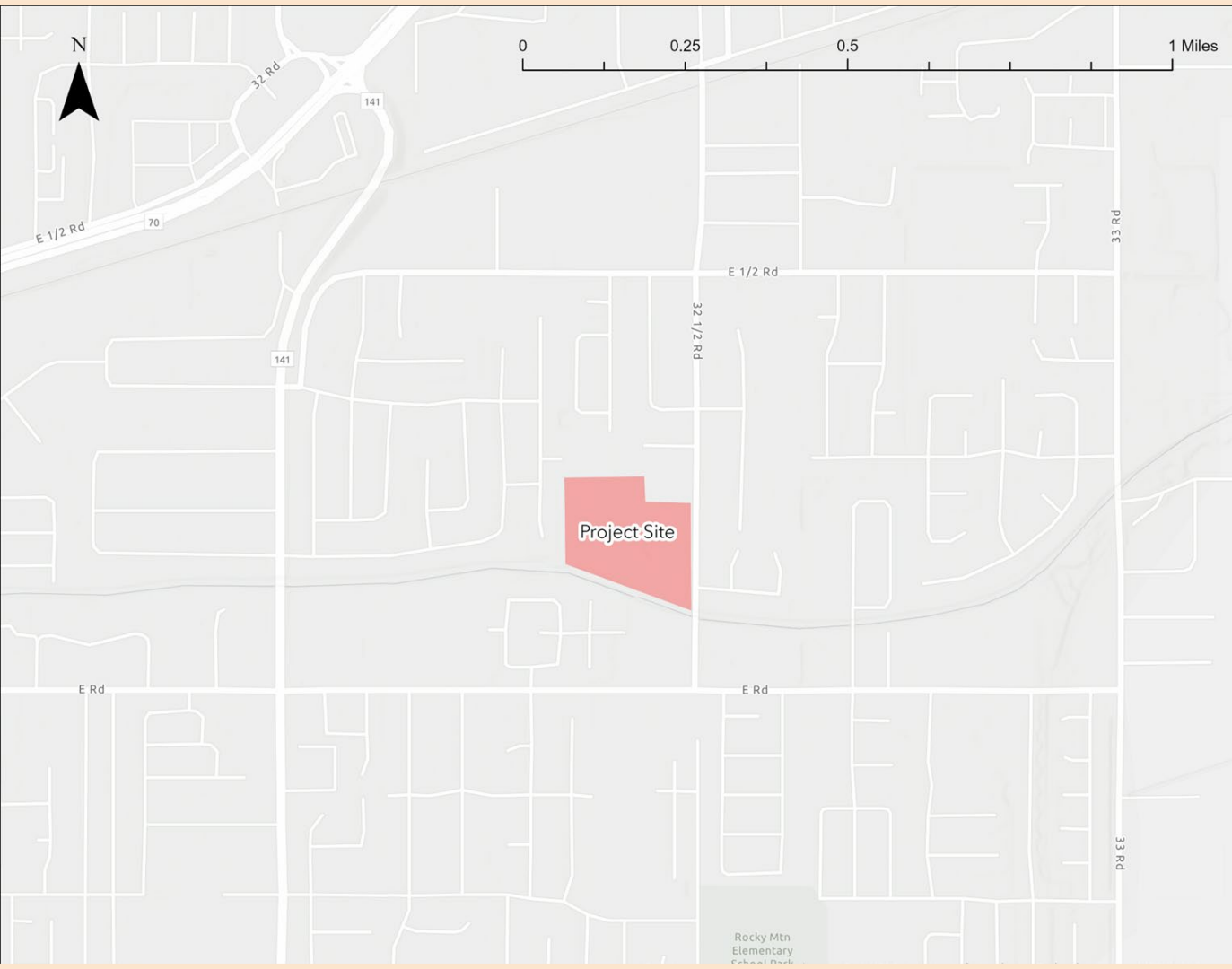


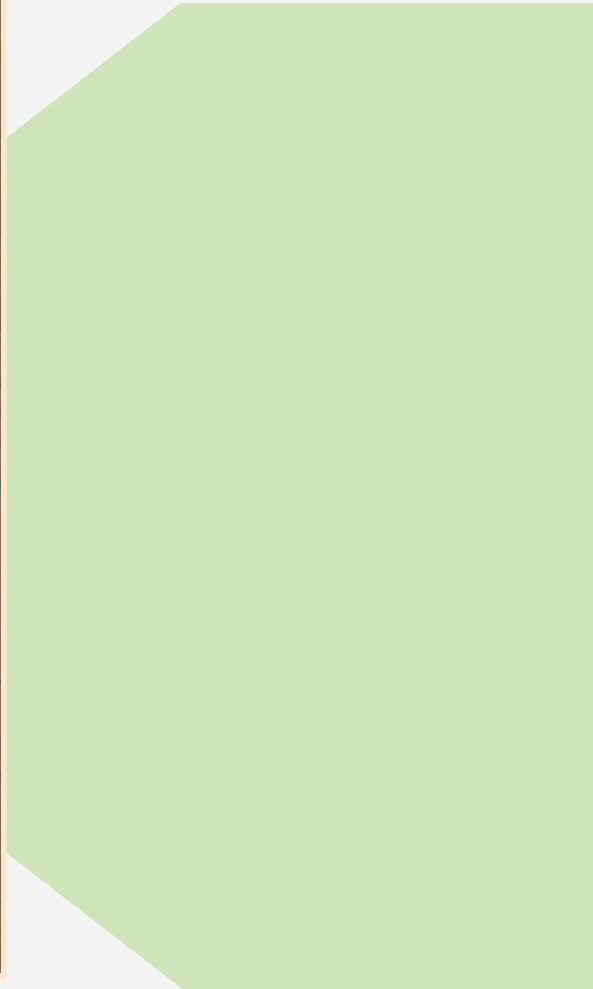
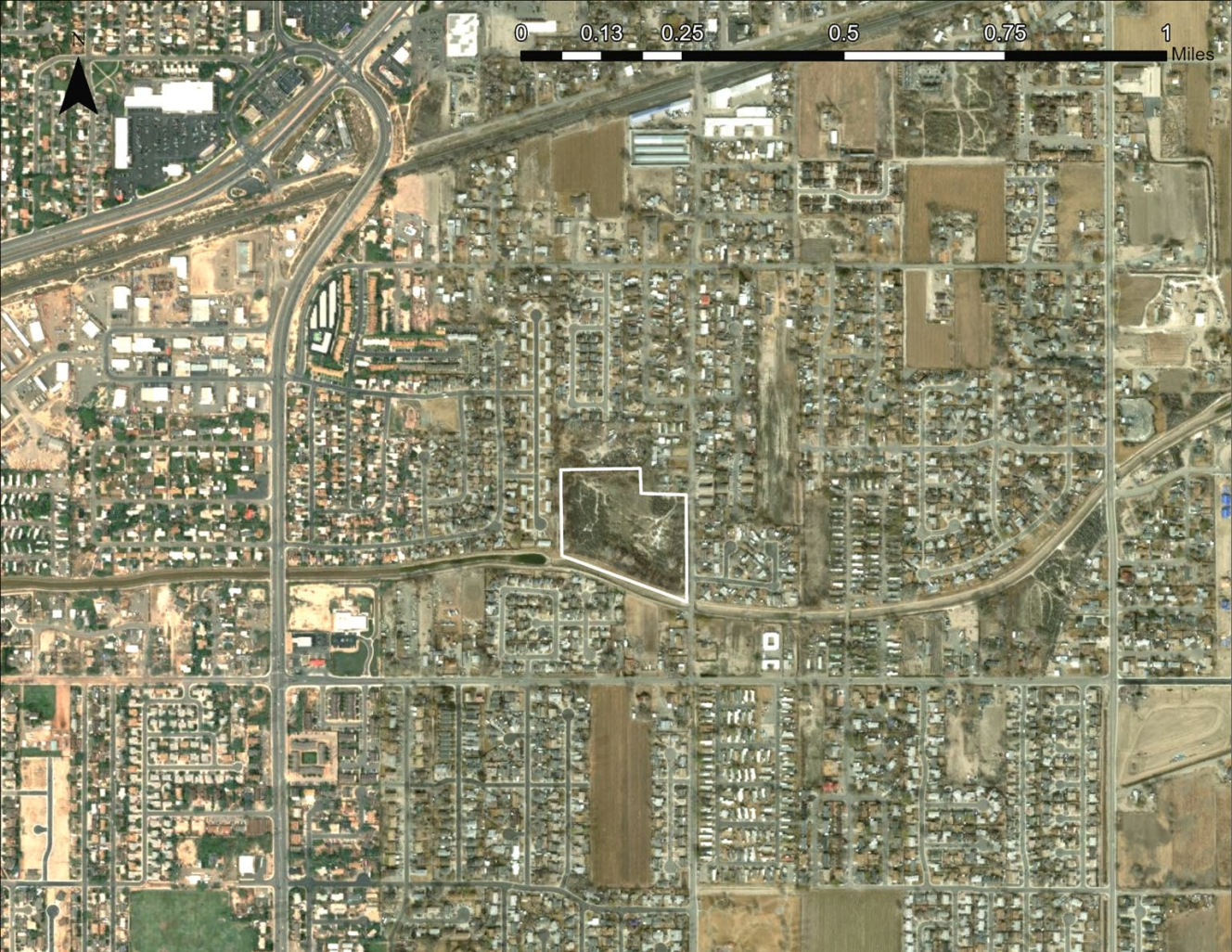












# Regional Analysis





## Total Population

**154,685**

People

Grand Junction, CO Area

**20,122**

People

Clifton, CO



## Males

**50%**

of total population

Grand Junction, CO Area

**50%**

of total population

Clifton, CO



## Females

**50%**

of total population

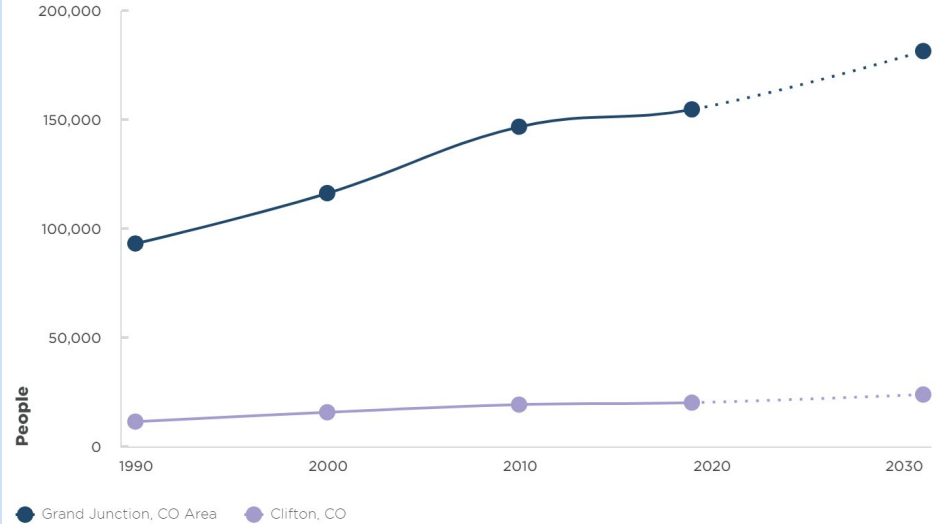
Grand Junction, CO Area

**50%**

of total population

Clifton, CO

## Total Population



# Population & Demographics



## People of Color

**20%**

of total population

Grand Junction, CO Area

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**30%**

of total population

Clifton, CO

Population & Demographics



\$49,350

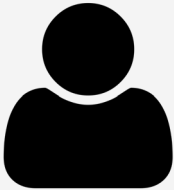


Median Household Income

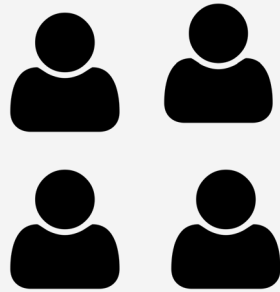





**Rental units serve families under 60% AMI**  
(area median income)



**\$34,560**



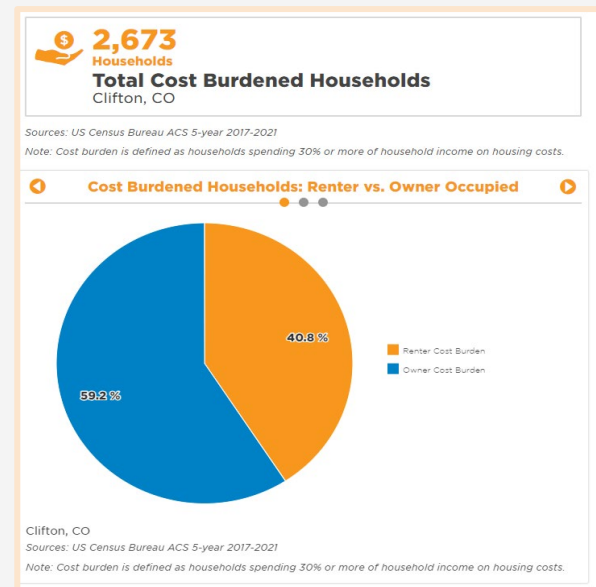
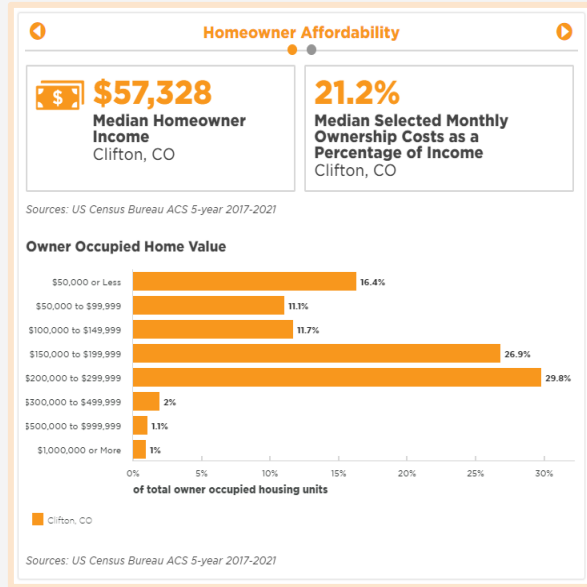
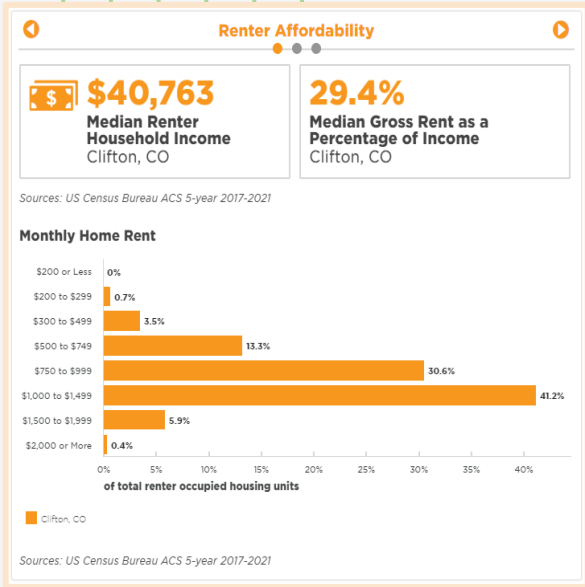
**\$65,760**



Clifton Commons Specifics







# Housing Affordability in Clifton

Project site is zoned  
**RMF-8: residential  
medium density**



# Legend

 Site Boundaries

Zone Classes

 Agriculture/Forest

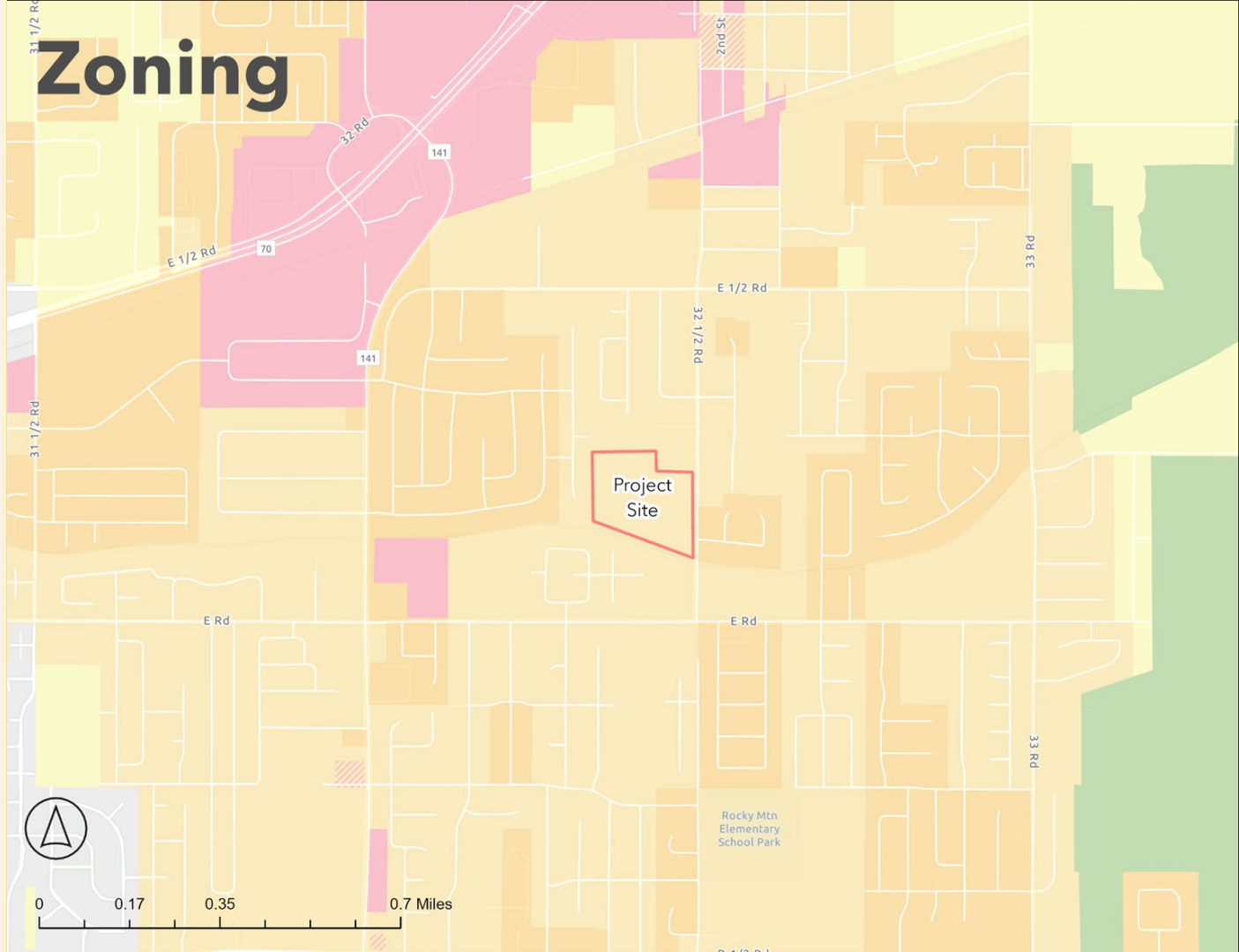
 Mixed Use

 Commercial

 PUD

 Res. Medium Density

 Res. Low Density



# Zone Code Permitted Uses

**TABLE 6-1: USE TABLE**

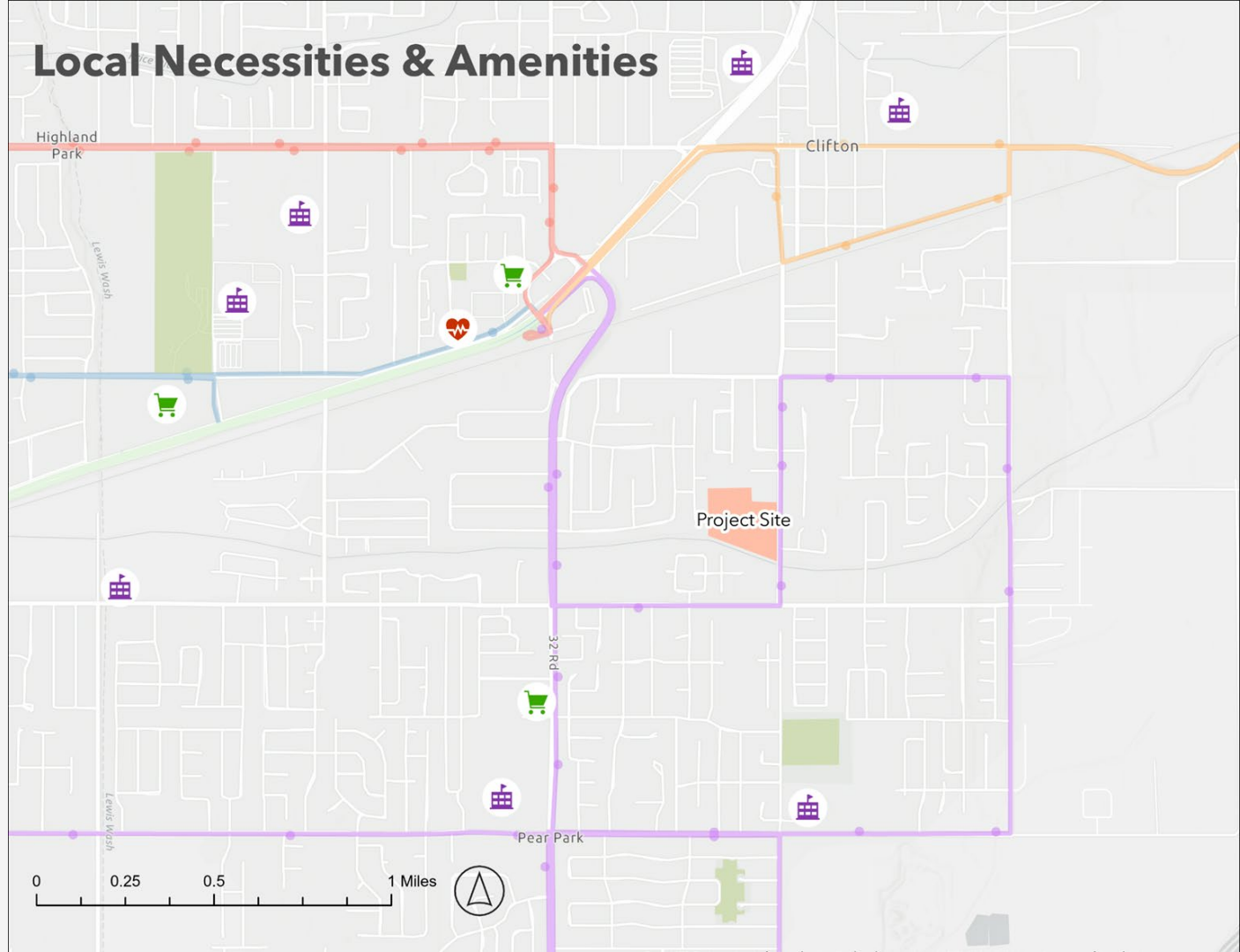
		Principal Uses Allowed																				Site Specific Standards							
Use Category (Section)	Specific Use Type	Rural	Urban Residential								Nonresidential				Mack Overlay Districts		Mixed Use Districts		Gateway Overlay District										
		AF1/AF35	RSFR	URR	RSFE	RSF-1	RSF-2	RSF-4	RMF-5	RMF-8	RMF-12	RMF-16	RMF-24	R-O	B-1	B-2	C-1	C-2	I-1	I-2	TIER #1		TIER #2	MU-OTC	MUR	MUC	Area A	Area B	
		<b>Residential (Section 12.03)</b>																											
Household Living <a href="#">12.03 B.</a>	Business Residence														A	A	A	A	A	A	A	A				A	C	<a href="#">6.02 D.</a>	
	Rooming/Boarding House									A	A	A	A	A	A	A	A					A	A	C	C	C	A	C	
	Single-Family Attached / Townhome							A	A	A	A	A	A	A								A	A	A	A	A	A	C	
	Single-Family Detached (includes manufactured homes)	A	A	A	A	A	A	A	A	A					A							A	A		A	A	A	A	
	Duplex					A	A	A	A	A					A							A	A	A	A	A	A	C	
	Multi-Family							A	A	A	A	A	A	A								A	A	A	A	A	A	C	
	Agricultural Labor Housing	A	A	C																			A				A	A	<a href="#">6.02 B.</a>
	Manufactured Housing Park								A	A	A	A	A	C	C								A				A	A	<a href="#">6.02 E.</a>
	All Other Household Living							A	A	A	A	A	C	C	C							A	A	C	C	C	A	C	
	Temporary Employee Housing	C																											<a href="#">6.02 Y.</a>
Group Living <a href="#">12.03 A.</a>	Assisted Living Facility	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A				C	C	A	A	A	C	C	<a href="#">6.02 K.</a>	
	Treatment Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C	C	C	C	C	<a href="#">6.02 K.</a>	
	Small Group Living Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	C	<a href="#">6.02 K.</a>	

## G. Residential Multi Family - 8 District (RMF-8)

The Residential Multi Family - 8 District is primarily intended to accommodate medium-high-density single-family, duplex and multi-family residential development.

Zoning District	Density (units per acre)		Minimum Lot Size (net)		Minimum Street Frontage (feet)	Minimum Setbacks (feet) Principal/Accessory <sup>2, 4</sup>			Maximum Lot Coverage	Maximum Building Size (square feet)	Maximum Height (feet)
	Max	Min	Area (sq ft)	Width		Street	Side	Rear			
RMF-8	8	5	3,000 SF 6,000 2F n/a MF	50'	20	20/25	5/3	10/5	70%	n/a	35

# Local Necessities & Amenities



## Legend

- Site Boundaries
- Parks & Open Space
- Medical Center
- School
- Food/Grocery Store

Bus Routes:

- 10
- 2
- 3
- 4
- 9

# Site Analysis



# Site Overview

513 Jaylee Street Grand Junction CO 81504

12 Acres  
Total

5.5 Acres  
For  
stormwater  
management

6.5 Acres  
For 60-90  
units

# Site Imagery



# Project Intent





*"Clifton Deserves Better"*

# Goals + Objectives

## Community



Serving the community by providing community dedicated space

## Accessibility



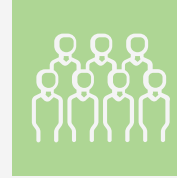
Ensuring housing types are diverse and include ADA units

## Site Utilization



Creative use of stormwater structure

## Sustainability



Energy-efficient housing

## Modular



Modular / panelized construction for ease in construction

# Client Identified Needs



Connectivity between Jay Lee & Crawford Commons



Serve a range of incomes / family needs while still being cohesive



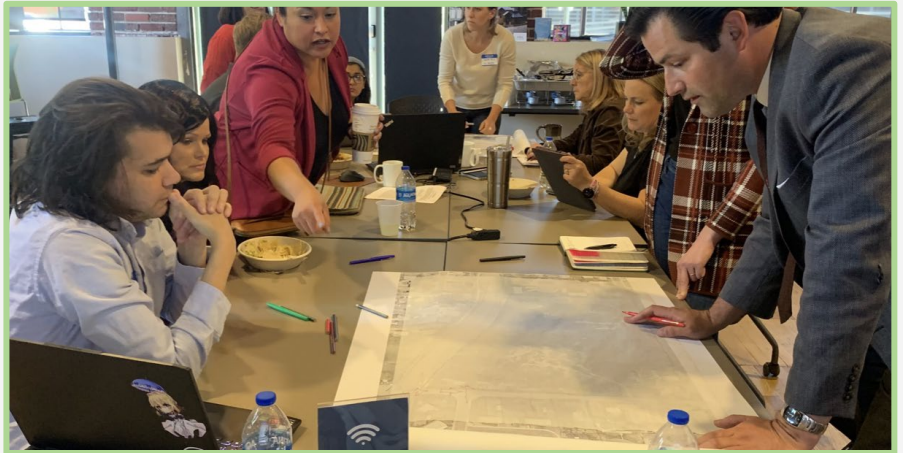
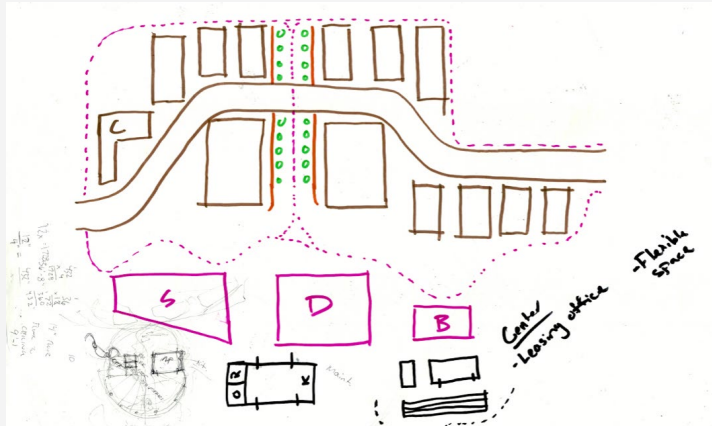
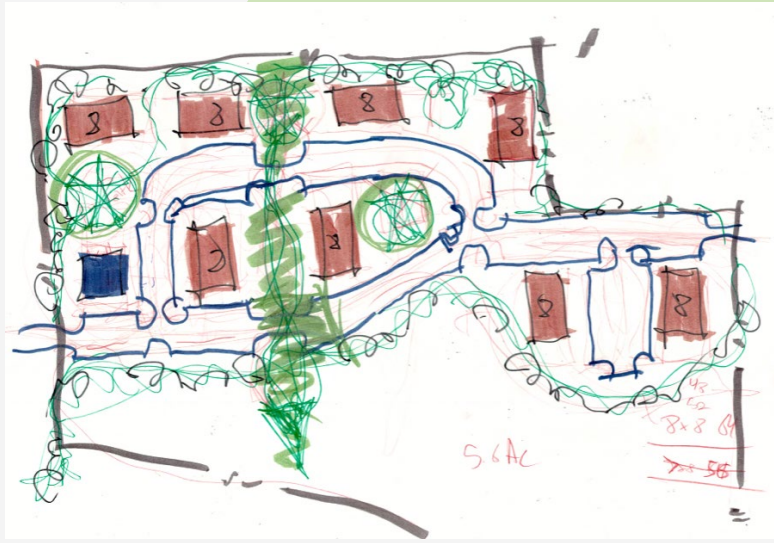
Amenitize the southern stormwater portion of the site

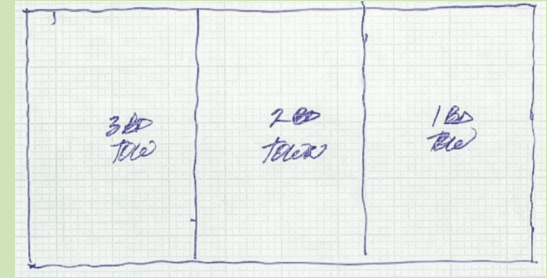
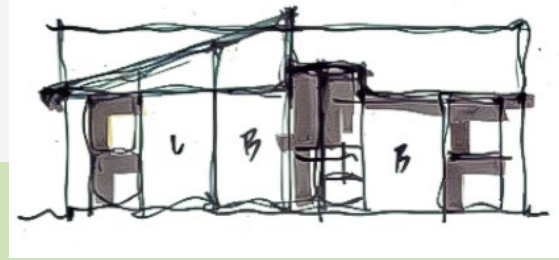


Strive for energy efficient low maintenance homes

# The Charrette Process



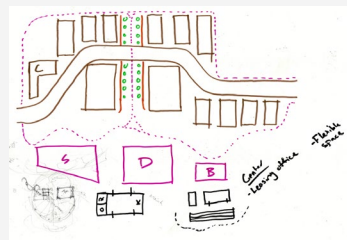
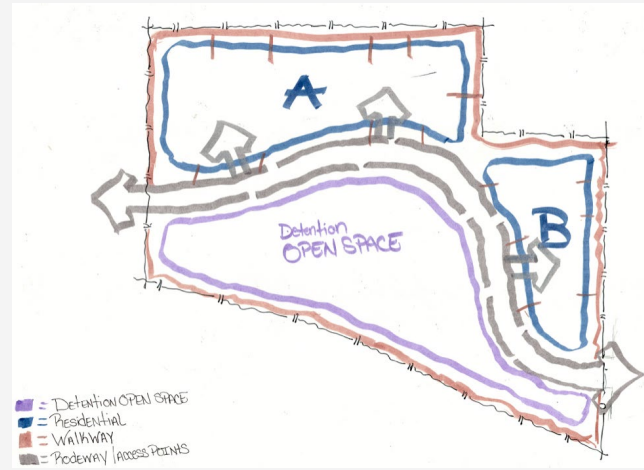
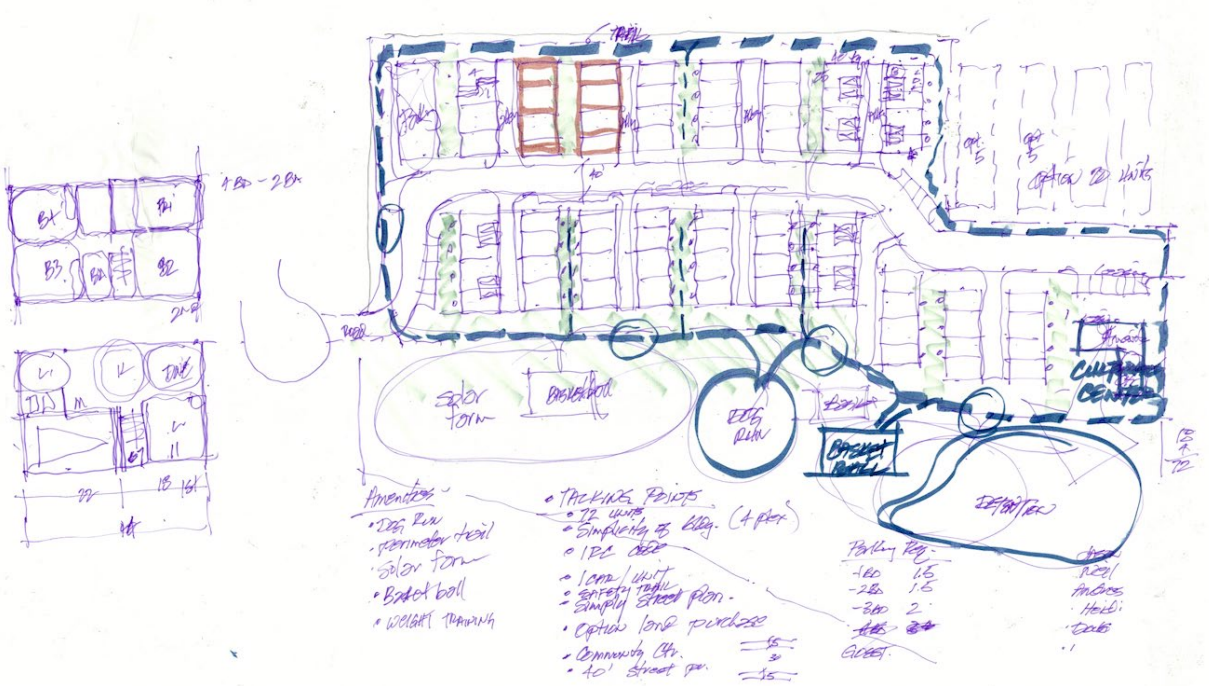




# Site Plan



# Initial Stages of the Site Plan







Detention/Constructed Wetlands



Shade Structure



1/2 Mile Loop Trail



Sensory/Community Garden

**Clubhouse/  
Leasing w/  
Multi-Purpose  
Room**

**Shade  
Structure**

**Sport  
Court**

**Dog Park**

**Playground**

**Overall Project Summary**

Gross Acreage	12.6	Ac
Net Acreage	6.9	Ac
Total # of Units	56	Du
Net Density	8.1	Du/Ac
Parking	2.0	Sp/Du

**Activated Stormwater Area**

- 5.7 Ac Regional Detention
- Dog Park
- Sensory/Community Garden
- Playground
- Constructed Wetlands

- 1/2 Mile Loop Trail
- Fitness Stations
- Interpretive Signage

- 8 Plex Bldg (Typ.)
- 2-Story

- 4 Plex Bldg (Typ.)
- 2-Story

**Sensory/Community  
Garden**

**Multi-Use Play  
Area**

**Constructed  
Wetlands**

32 1/2 Road

Conceptual Site Plan

# CRAWFORD COMMONS

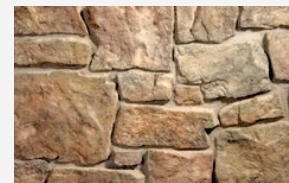
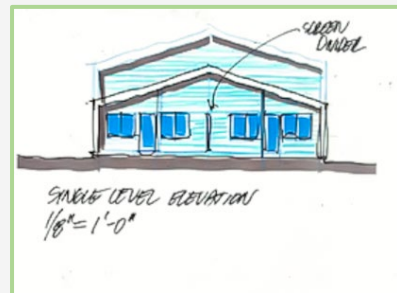
Clifton, CO



# Building Designs

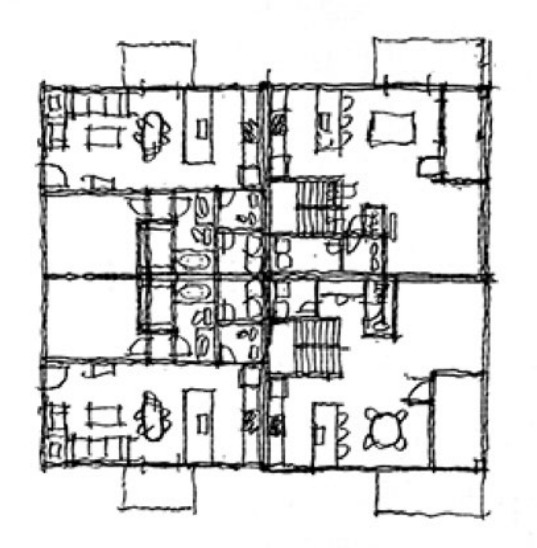
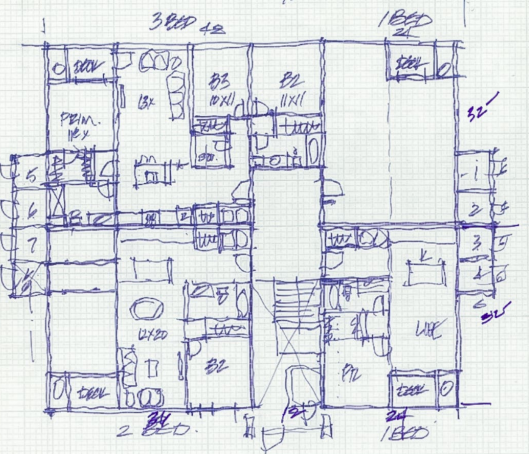


# Building Design Inspirations



# Apartments (8-Plex)

- 4 1 bedrooms - 647 sq ft
- 2 2 bedrooms - 1,019 sq ft
- 2 3 bedrooms - 1,282 sq ft

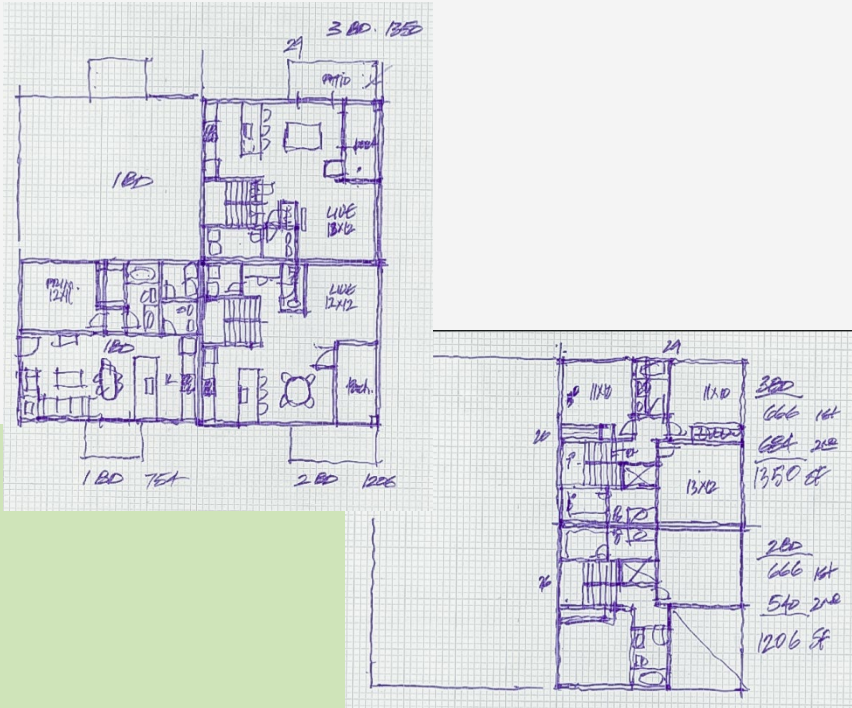


# Apartments (8-Plex)



# The Town Homes (4-Plex)

- 2 1 Bedrooms - 718 sq ft
- 1 2 Bedrooms - 1,059 sq ft
- 1 3 Bedrooms - 1,209 sq ft

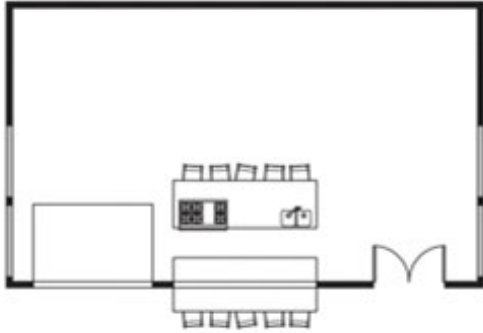


# Townhouse (4-Plex)



# Club House

3,000 sq ft





# Floor Plans



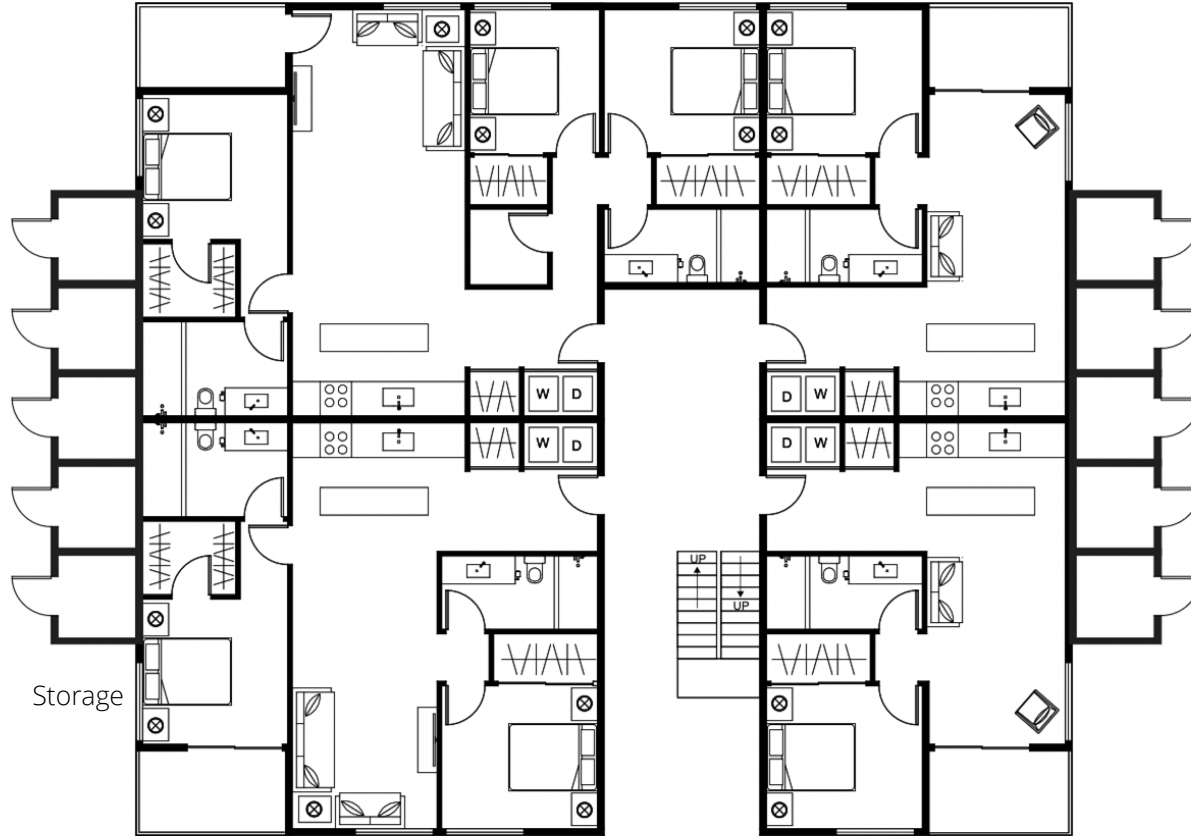
# Apartments (8-Plex)

3 Bedroom

1,282 sq ft

2 Bedroom

1,019 sq ft



1 Bedroom

647 sq ft

1 Bedroom

647 sq ft



# Townhouses (4-Plex)- First Floor

1 Bedroom

718 sq ft

1 Bedroom

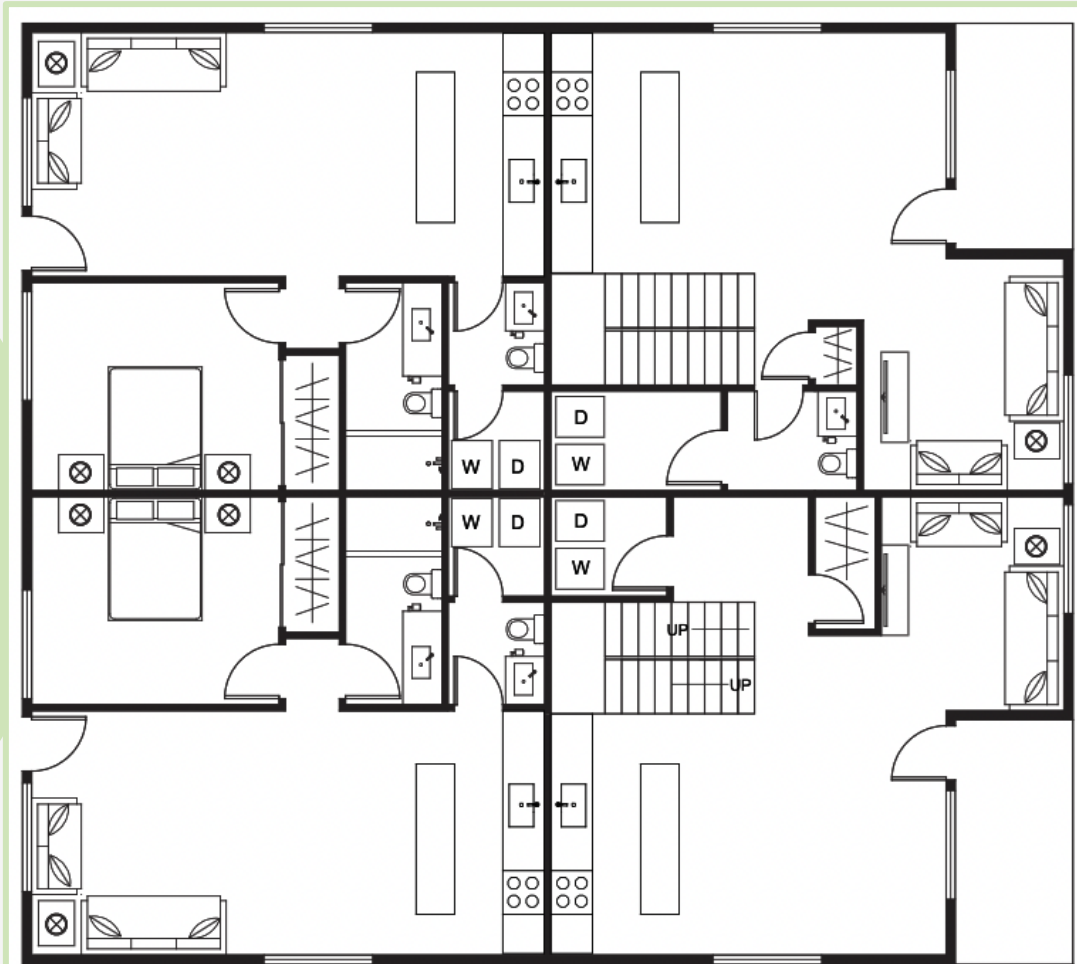
718 sq ft

3 Bedroom

1,209 sq ft

2 Bedroom

1,059 sq ft



# Townhouses (4-Plex)- Second Floor

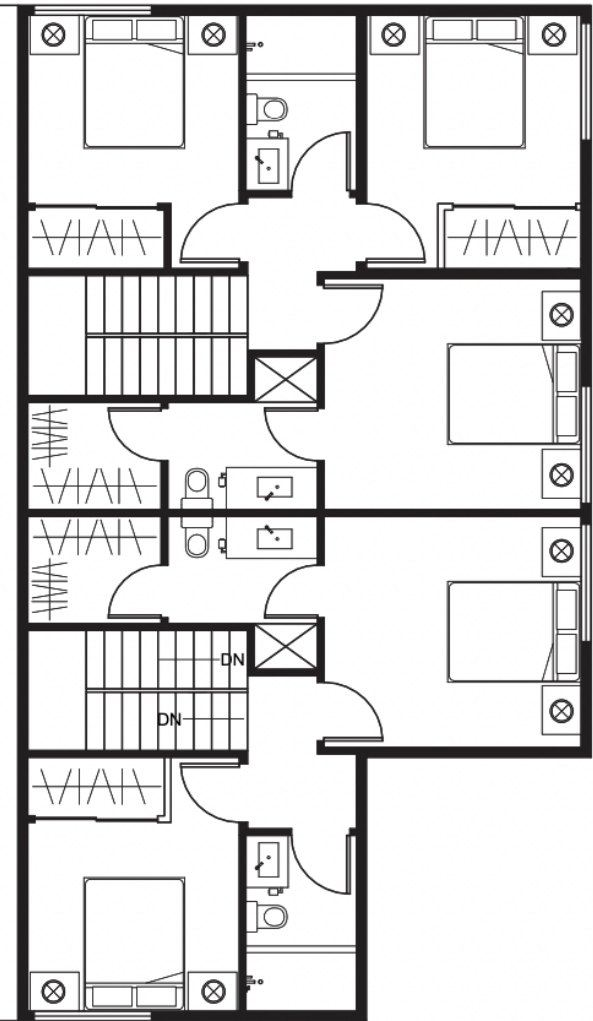


3 Bedroom

1,209 sq ft

2 Bedroom

1,059 sq ft



# Financing




# Construction Costs Estimate

USES	Amount	Sources	Amount
Acquisition Costs	\$0	FIRST MORTGAGE	\$5,009,470
Site Improvements	\$2,885,440	9% LIHTC Proceeds	\$12,325,000
Construction	\$17,694,452	Division of Housing - HDG	\$2,800,000
Professional Fees	\$1,665,030	CHFA - Prop 123	\$1,670,355
Construction Finance	\$1,602,710	DOLA Mineral Impact Fund	\$980,000
Permanent Finance and Syndication	\$48,500	Division of Housing - HOME	\$980,000
Soft Costs	\$751,400	Colorado Health Foundation	\$1,680,000
Developer Fee / Profit	\$2,057,989	Deferred Dev. Fee	\$720,296
Reserves	\$0	Municap Waived Fees	\$540,400
<b>TOTAL USES</b>	<b>\$26,705,521</b>	<b>TOTAL SOURCES</b>	<b>\$26,705,521</b>



# QUESTIONS?



Affordable Housing Design Charrette  
University of Colorado Denver, Kephart and Housing Resources  
October 5-7, 2023

[https://miro.com/app/board/uXjVNeUUe7E=?share\\_link\\_id=901575882797](https://miro.com/app/board/uXjVNeUUe7E=?share_link_id=901575882797)