

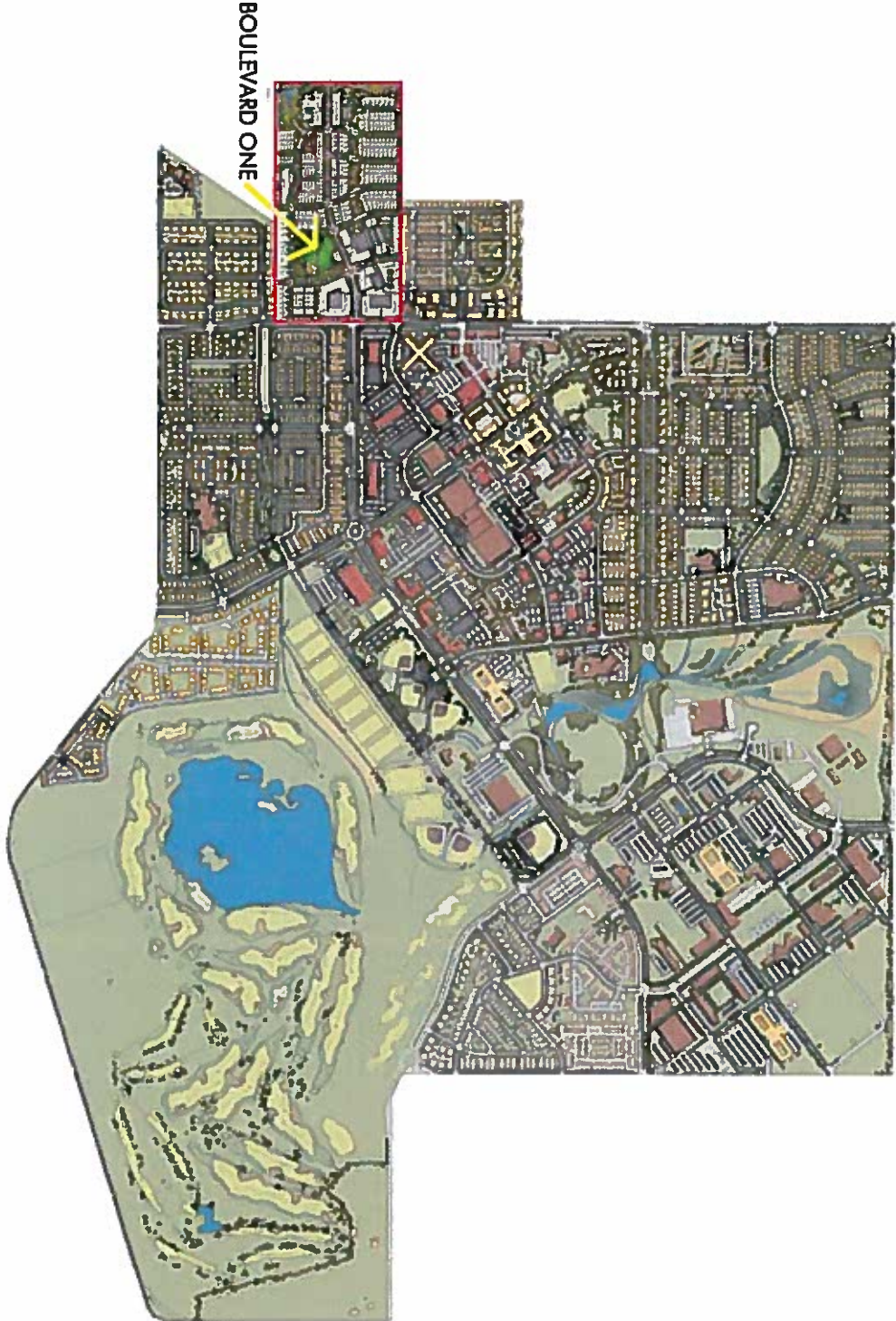
BOULEVARD ONE

G-MU-5 Zoning Application

Denver City Council February 29, 2016



Lowry Illustrative Plan



Buckley Annex-2007



2010
Google



Boulevard One—Master Plan



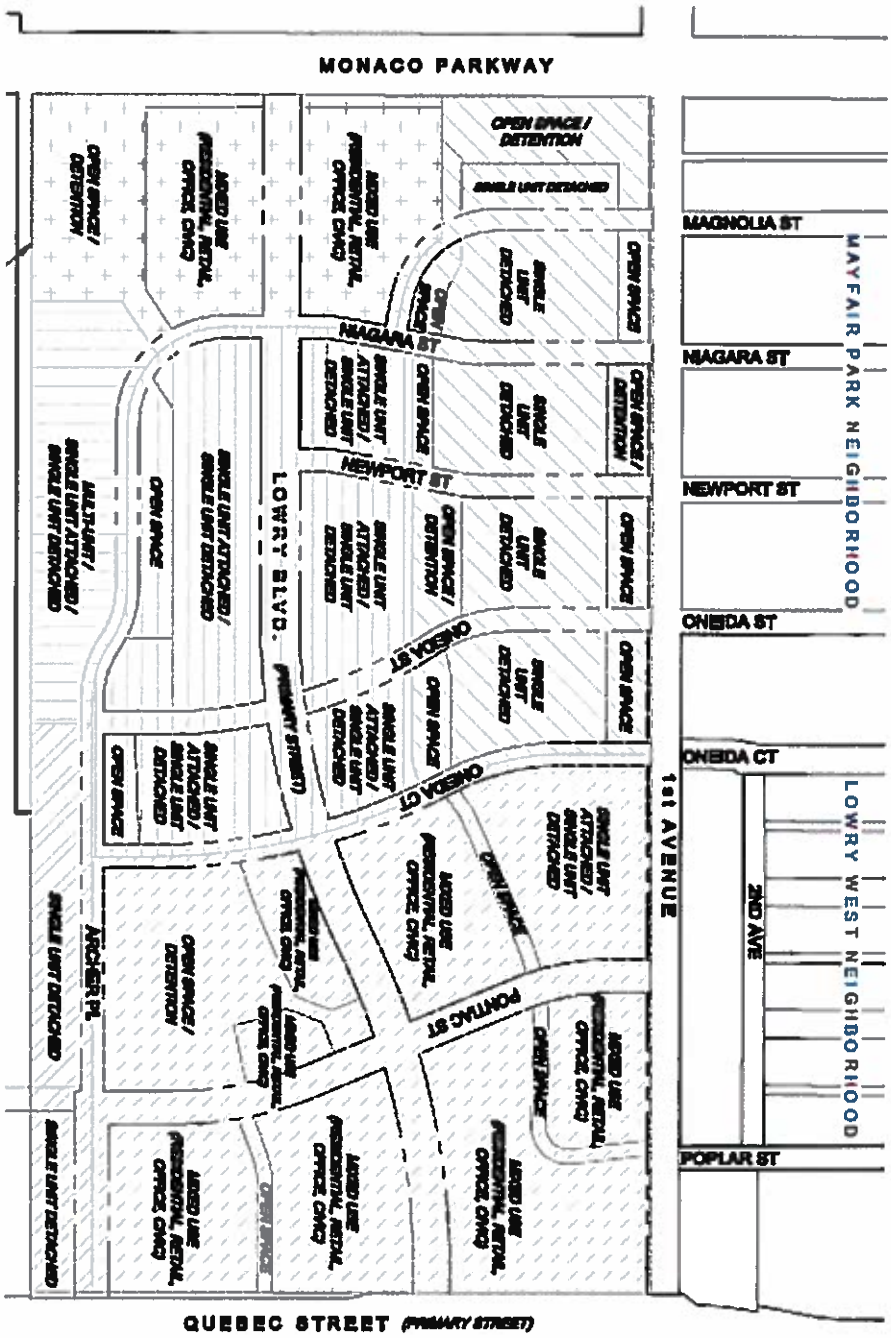
BOULEVARD ONE

ILLUSTRATIVE MASTER PLAN

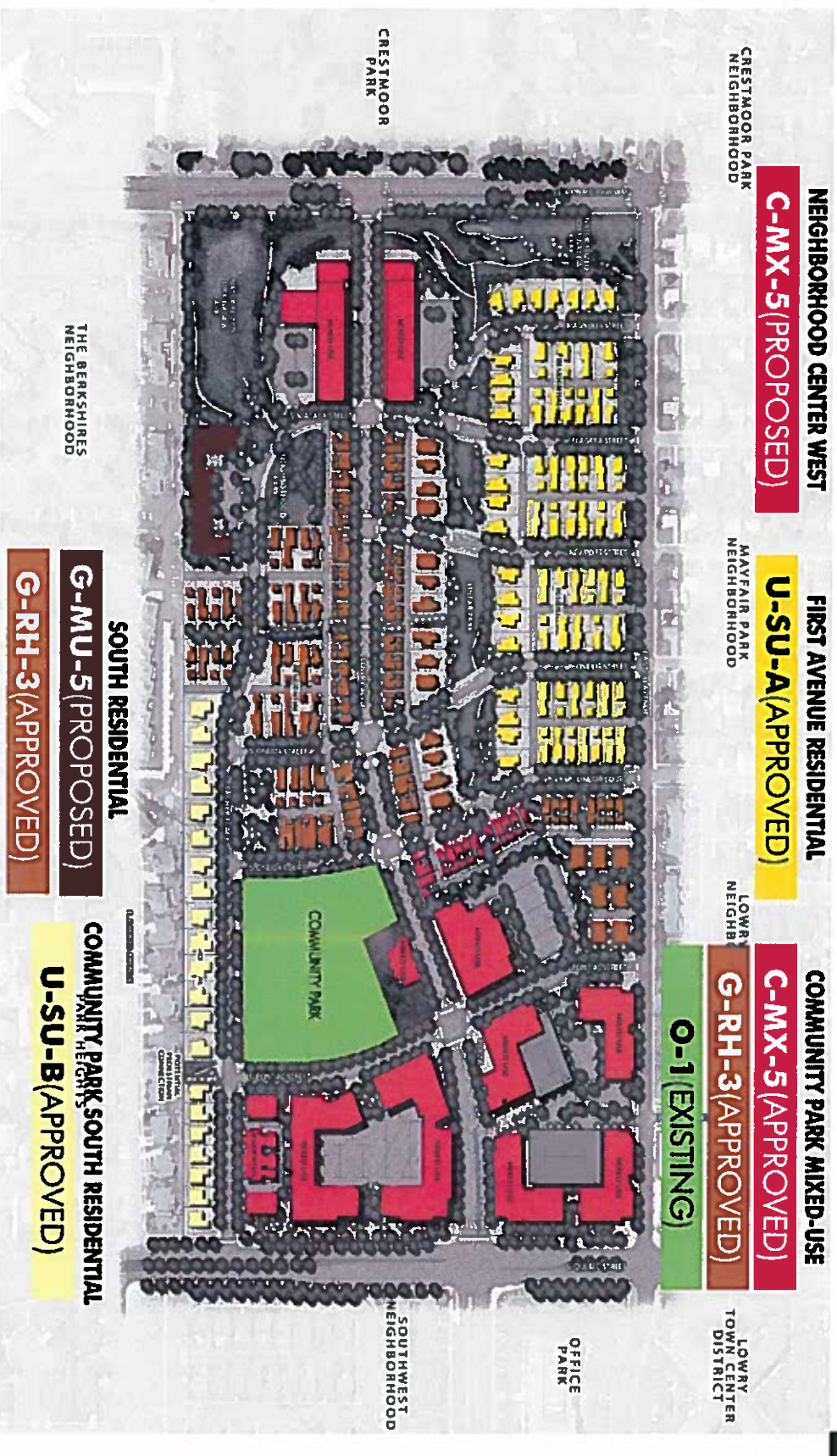
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General Development Plan-2012



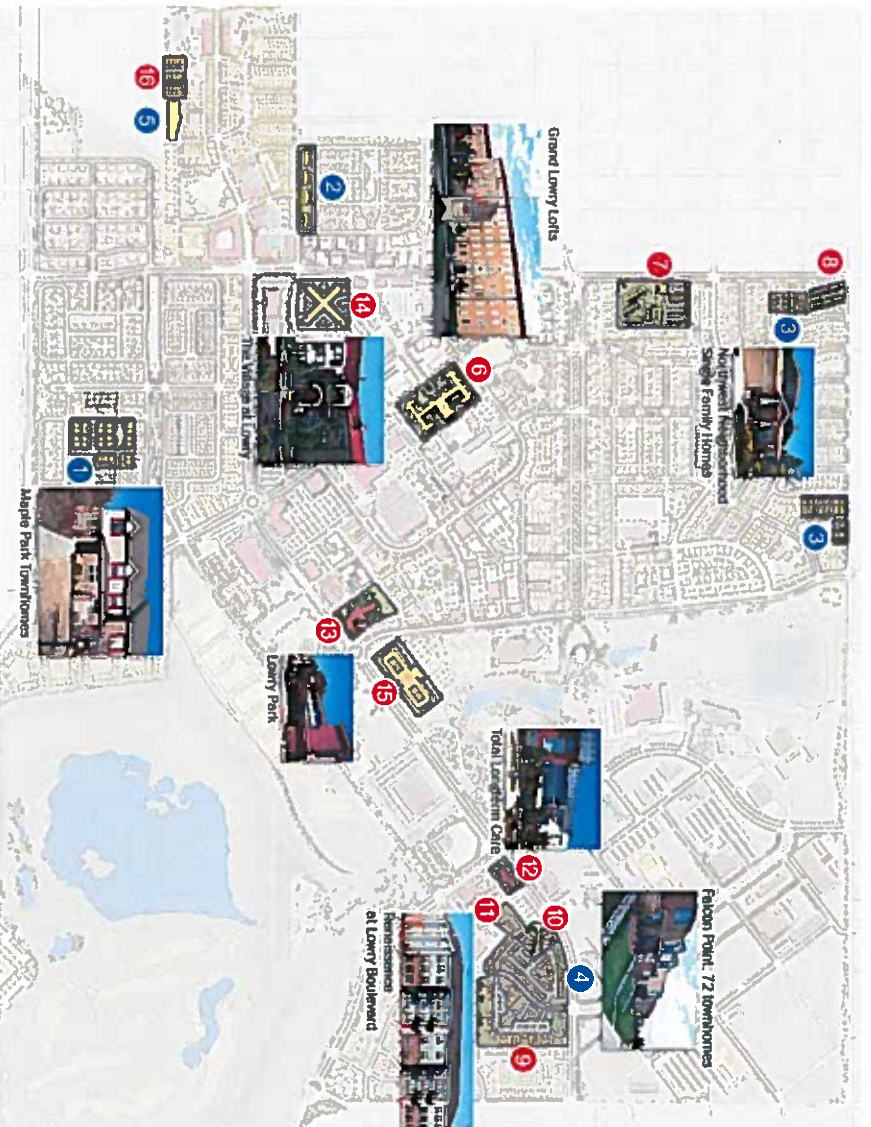
Zoning



Boulevard One--Today



Affordable Housing at Lowry



BLUE: for sale homes

1. Maple Park Townhomes: 68 townhomes
2. First Avenue Townhomes: 32 townhomes
3. Northwest Neighborhood: 14 single family homes
4. Falcon Point 72 townhomes
5. Boulevard One: 14 townhomes

RED: rental apartments

6. Grand Lowry Lofts: 104 apartments
7. Renaissance at Blue Spruce: 92 apartments
8. The Empowerment Program: 18 apartments
9. Renaissance at Lowry Boulevard: 120 affordable/transitional apartments
10. Third Way Center: 32 youth
11. Golfer's Way Apartments: 49 section 8 apartments
12. Total Longterm Care: 100 senior apartments
13. Denver Hospice: 24 senior units
14. The Village at Lowry: 169 senior apartments
15. Lowry Park: 184 senior apartments
16. Denver Housing Authority/Volunteers for America: 72 affordable/transitional apartments



Volunteers of America

- A National Service and Housing Organization.
- One of the largest nonprofit owners - finance, develop, asset management, and on-site management.
- Recent Projects – Sunset Towers, Westminster Commons, and Montbello II.
- Network of Affiliate Branches deliver services such as; senior, mental health, veterans, nutrition/food distribution, volunteer services, handyman program, foster grandparents, etc.
- Vision is to provide affordable, high quality, service enriched housing to those in need.

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DENVER HOUSING AUTHORITY
THE BUSINESS OF HOUSING.

Denver Housing Authority

- DHA proven master planning experience in multi-family affordable housing
- Transforming communities through healthy living strategies
- Partnerships for local amenities
- LEED certified systems in new construction
- Benedict Park Place located in the Uptown neighborhood adjacent to downtown Denver created 582 mixed income rental new construction units, including 462 units serving households at 0-60% AMI
- Mariposa District located in the La Alma / Lincoln Park neighborhood adjacent to the 10th and Osage light rail station created 500+ mixed income rental new construction units, including 8-story mid-rise senior building and 5-story multi-family building

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Boulevard One Site & the BAHC

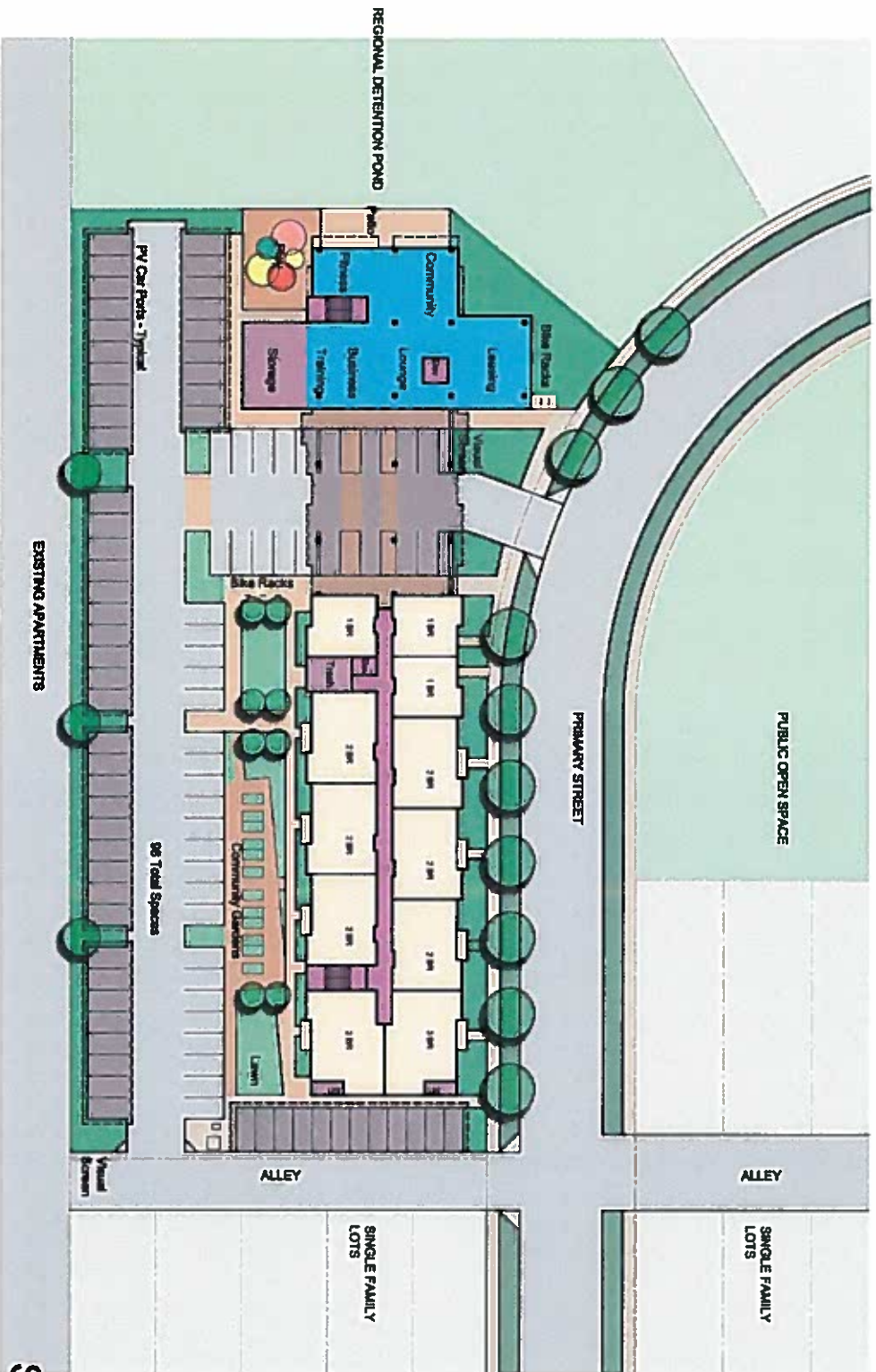
- Buckley Annex - Federal Base Closure = 1.5 acres set aside for affordable housing (including 20 homeless units) as part of the master plan
- Buckley Annex Homeless Consortium (BAHC) formed between Denver Housing Authority and the Lowry Redevelopment Authority in 2007
- BACH consisted of local homeless providers
- BAHC reactivated in early 2015
- BAHC issued RFP in the spring of 2015
- DHA/VOA formed partnership - co-developers, co-owners, VOA to provide management & services
- DHA/VOA responded to the RFP and were selected in the summer of 2015. Honored to be selected for this important project and continue Lowry's commitment to affordable housing.

Neighborhood Outreach

- LRA has had a series of over 50 neighborhood meetings over the last 8 years to carefully plan the Buckley or Boulevard One site
- Collaboration with LRA
- VOA/DHA team met with various groups over the last 6 months
 - Mayfair Park
 - Crestmoor
 - Park Heights
 - Lowry United Neighborhoods
- Provided basic project/concept information
- General feedback was very positive

Project Description

- Design Concepts – urban, sustainable, healthy living, architecture, Lowry Design Guidelines
- Site – mixed use, pocket park, detention area, close to transit
- 20 units of Transitional Housing for homeless
- 51 units of Family Housing
- 71 Family units + 1 Manager’s unit
- Mix of 1, 2, & 3 bedroom units
- Income Levels of 30% to 50% AMI
- Amenities – Roof Top Deck, Biz Center, Community Room, Storage, Gardens, etc.



Site Plan

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Perspective - Street

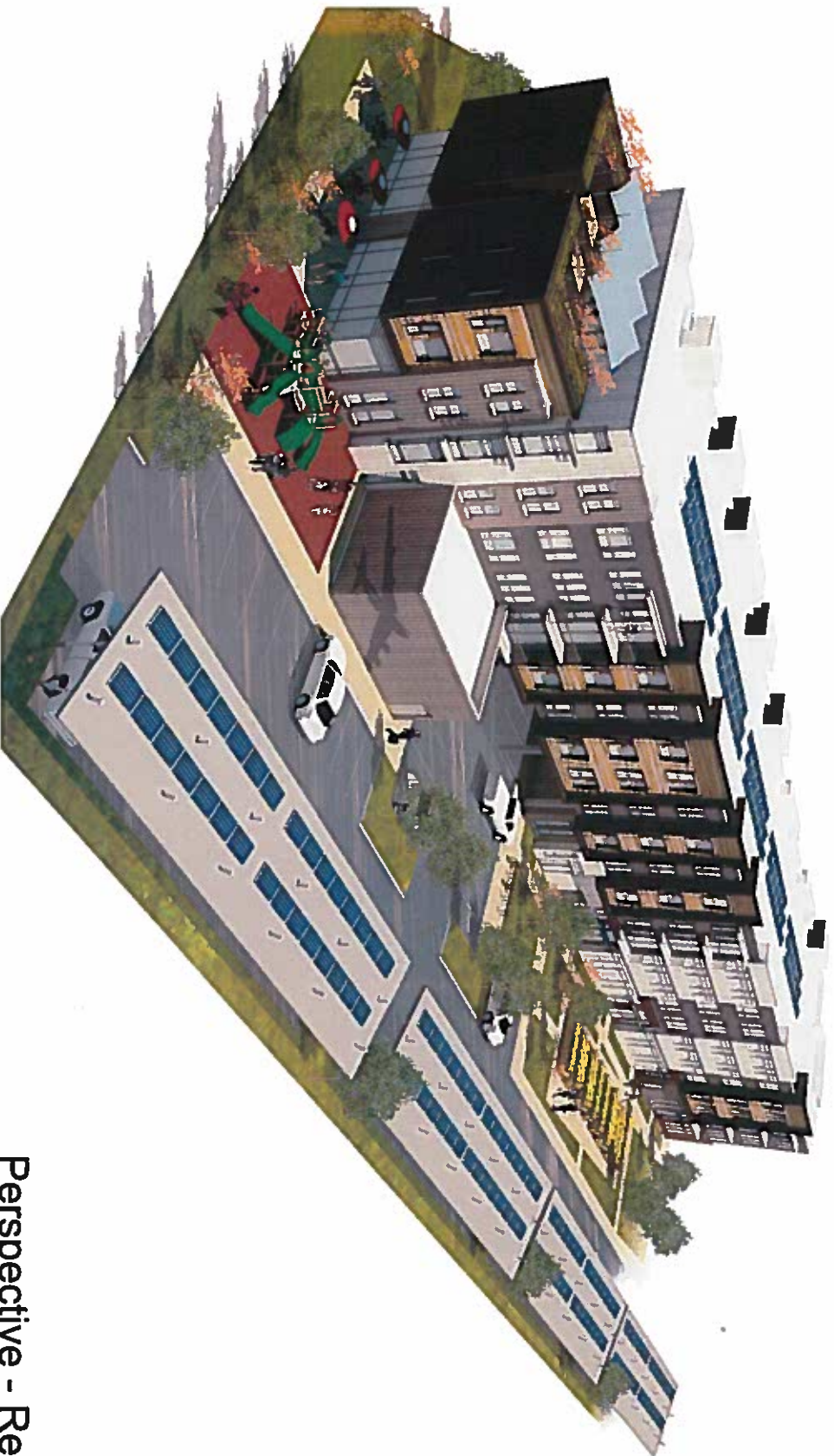
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Perspective - Rear Aerial

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