

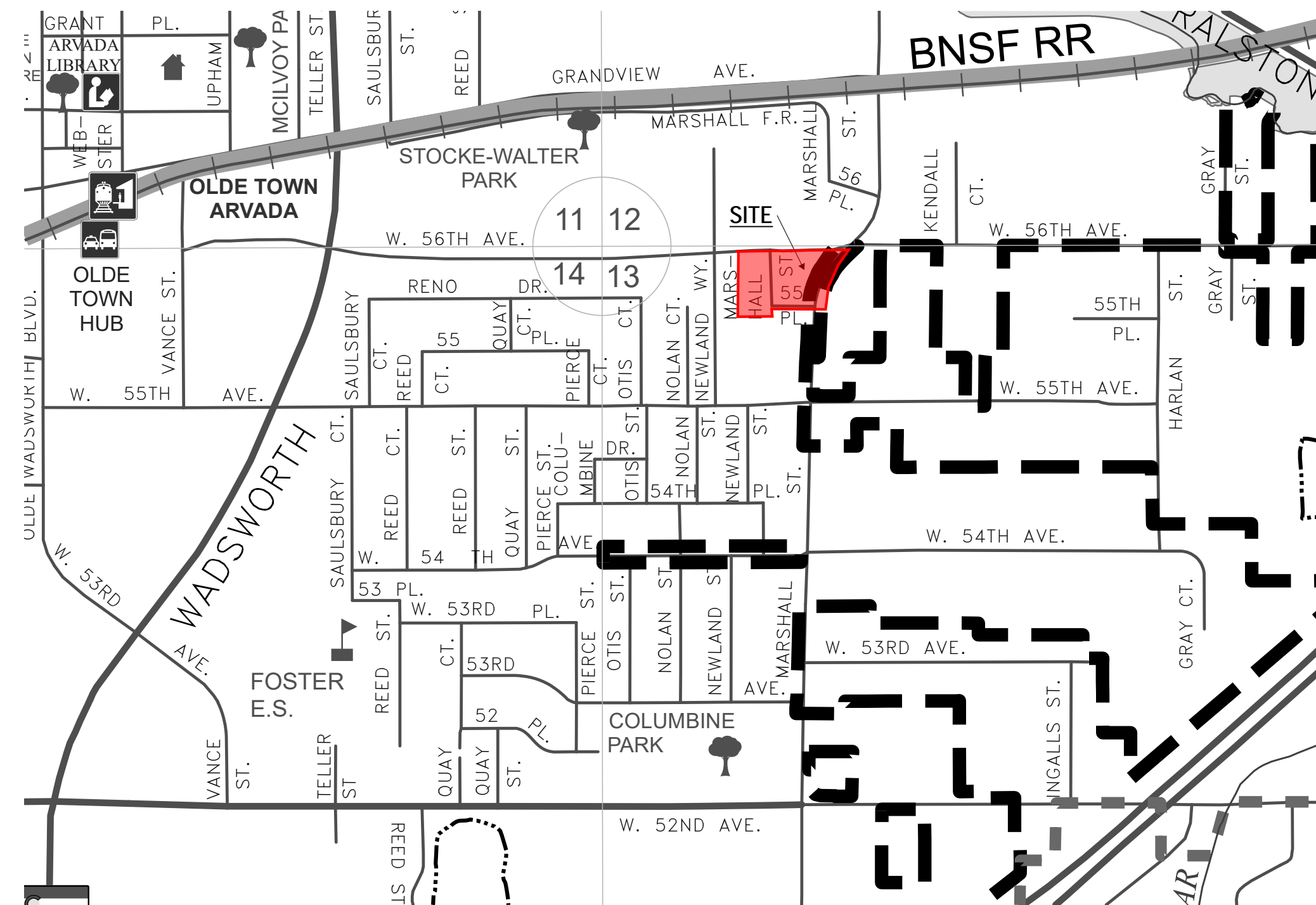
FAMILY TREE

5549 MARSHALL STREET, ARVADA CO 80002

CONDITIONAL USE PERMIT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

VICINITY MAP



SHEET INDEX

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- 2 OF 5 CONCEPTUAL SITE PLAN
- 3 OF 5 BUILDING ELEVATIONS
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- 4 OF 5 ARCHITECTURAL IMAGE

PROJECT NARRATIVE

THIS DEVELOPMENT IS A PROPOSED SUPPORTIVE HOUSING APARTMENT HOME BUILDING WITH WRAP AROUND SUPPORTIVE SERVICES ON SITE, 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, 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 BY FAMILY TREE AND JEFFERSON CENTER FOR MENTAL HEALTH.

THIS AFFORDABLE HOUSING DEVELOPMENT IS SEEKING LOW-INCOME HOUSING TAX CREDITS (LIHTC) FROM THE COLORADO HOUSING FINANCE AUTHORITY (CHFA) IN AUGUST 2022. TO HAVE A COMPETITIVE APPLICATION, THE DEVELOPMENT WILL NEED TO HAVE THE CONDITIONAL USE PERMIT IN PROCESS PRIOR TO APPLICATION TO ACCOMMODATE THE REQUESTED USES. ONCE THE CREDITS ARE AWARDED, THE DEVELOPMENT TEAM WILL MOVE FORWARD WITH A SITE PLAN APPLICATION TO THE CITY.

LEGAL DESCRIPTION

LOTS 1-5, BLOCK 2 AND BLOCK 1, KELLEY SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

PROJECT CONTACTS:

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FAMILY TREE:
SCOTT SHIELDS, 3805 MARSHALL ST, WHEAT RIDGE CO 80033
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SITE DATA TABLE

SITE DEVELOPMENT INFORMATION	
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

DEVELOPMENT STANDARDS	SITE	STANDARD
LOT AREA (MIN)	71,348 sf	NO MIN
LOT WIDTH (MIN)	215 ft	50 ft
LOT WIDTH, CORNER (MIN)		
LOT COVERAGE (MAX)	57% (40,886 sf)	60%

BUILDING AND PARKING SITING STANDARDS		
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 STANDARDS		
BUILDING HEIGHT (FT (MAX) / STORIES	45 ft	
*AFFORDABLE HOUSING INCREASE (15ft)	60 ft / 4 stories	
HEIGHT TRANSITION ZONE DEPTH (MIN)	35 ft	35 ft

SITE STANDARDS		
LANDSCAPE SURFACE AREA (MIN)	26,960 sf / 37%	25%
IMPERMEABLE SURFACE AREA	21,032 sf / 29%	N/A
SMALL URBAN PARK	7,134 sf / 10%	10%

PARKING STANDARDS		
STANDARD STALLS	79	125
ACCESSIBLE STALLS	5	4
** 20% REDUCTION		(25)
*** 15% REDUCTION ZONE C		(19)
TOTAL	84	84
50% IN GARAGE OR CARPORT	44	42
BICYCLE PARKING (1 PER 4 UNITS / 20% LONGTERM)	22 / 5	22 / 5

PROPOSED USE WITH GROSS FLOOR AREA		
USE 1 / RESIDENTIAL MULTI-FAMILY	72,600 sf	N/A
BUILDING GFA	72,600 sf	N/A

DWELLING UNITS		
STUDIO	0	N/A
1 BEDROOM	70	N/A
2 BEDROOM	15	N/A
3+ BEDROOM	0	N/A
TOTAL (BEDROOMS / UNITS)	100 / 85	

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

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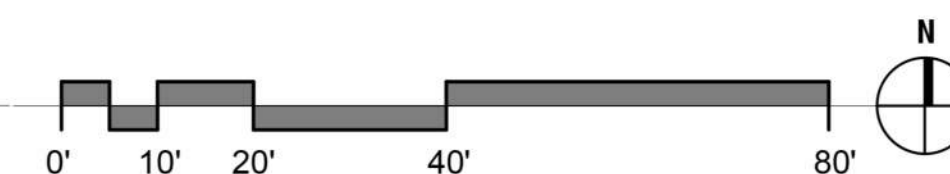
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FAMILY TREE- CONCEPTUAL SITE PLAN

1" = 20'-0"



**** SMALL URBAN PARK:**
ADA-compliant internal circulation; ADA-compliant connections to adjacent trails and rights-of-way
Benches, chairs, or other seating, such as seating walls, to accommodate a minimum of one seated person per 500 sq. ft.
Specialty paving, texture or colored hardscape, general mix of materials to accent entrances
Vegetative landscaping in beds, planters, or tree wells to complement hardscaping, to include a mixture of trees, shrubs, grasses, and flowering plants that provide four season interests
Trash receptacle(s) at a minimum of one per 2500 sq. ft.; and vii. Pedestrian-scale lights for visitor safety.



MARSHALL ST LANDING

