

Proposal for
8th Ave Housing
Frisco, CO



Submitted by The Summit Homes Team:

Summit Homes Construction
Norris Design

Arapahoe Architects
Ten Mile Engineering

Aug 12, 2024

1. Team Composition

Our design and development team is experienced at delivering workforce housing neighborhoods in Summit County and the surrounding mountain communities. We believe in an inclusive design process that provides extensive public engagement from the initial concept. This includes Town Council, Planning Commissions, town staff, neighbors and potential residents.

All members of our team are engaged in the design process from project startup through to unit delivery and occupation.

Affordability and sustainability are not considered after the building is designed built are incorporated from the first building and site plan concepts.

The Summit Homes Team brings together expertise in land planning, project design, landscape architecture, building architecture, civil engineering, project financing, sales, development and construction. Each of our team members has a proven record within Summit County, and we have worked together directly on many successful projects.

Our team members have been long-time residents of Summit County and surrounding mountain towns and as such, we understand the urgency of providing housing that will be affordable to families and employees in our community. We also understand the importance of supporting the Summit County economy through the utilization of local businesses.

We believe that our experience, and our inclusive design and development approach are a perfect match for The 8th Avenue Housing Neighborhood. We can design, obtain approvals, construct and sell an attractive, sustainable, and quality neighborhood that will complement the surrounding neighborhoods.

Developer/GC



Summit Homes Construction is a fully integrated Developer/General Contractor based in Summit County, Colorado, offering end-to-end services in development planning, pre-construction consulting and general contracting. We have developed in our local resort communities and towns alike, often planning, designing and entitling our projects prior to construction and sales. Since 2008 we have built more than 1,100 residential market and workforce housing units, roughly 65% of which we have designed and entitled, and roughly 50% of which have been workforce housing units. We pride ourselves in understanding the unique environment we build in and have great working relationships throughout Summit County.

In whatever capacity is dictated by various project characteristics, we believe that our all-inclusive experience can be valuable to the success of any project in Summit County by:

- Overseeing and contributing to project and product design, focusing on constructability, energy efficiency, value engineering and marketability;
- Navigating approval processes and permitting requirements;
- Managing project budgeting, accounting, reporting, and scheduling;
- Overseeing construction, quality control, safety and project close-out;
- Managing the marketing, sales, delivery and occupancy of finished units;
- Managing the fulfillment of the 1-year Builder's Warranty;
- Establishing and managing Homeowners Associations; and
- Maintaining strong local relationships throughout Summit County, which affords the ability to deal with challenges in any project in a direct and efficient manner.

Summit Home's process management, attention to detail and local relationships allow us to entitle and build projects more efficiently and cost-effectively than any other Developer/General Contractor in Summit County. Some of our local design consultants, subcontractors and suppliers have been on our team since inception, allowing us to effectively design, value engineer, accurately quote project costs and consistently deliver high-quality products within a fine-tuned construction process. Our local workforce also allows us to quickly and efficiently handle production, punch and warranty items.

8TH AVENUE HOUSING THE SUMMIT HOMES TEAM



Designing and building at high altitude is a constant challenge that requires exceptional design. Arapahoe Architects is dedicated to creating beautiful, sustainable residential homes, neighborhoods, and commercial properties in our surrounding mountain communities. As Summit County continues to grow, we are dedicated to planning and designing projects and buildings that contribute to an abiding community.

We are mountain architects who seek the intersection of form and function in both the design process as well as the finished buildings. We look for innovative and visionary solutions for high-elevation residential and commercial building designs.

Based in Breckenridge, we have been designing and building in Summit County and the surrounding mountain areas since 1993. We are greatly involved in our community both personally and professionally.



For nearly four decades, Norris Design has been dedicated to helping the world grow through the power of placemaking. Partnering with clients around the globe, we are transforming the way people live, work and play. Our integrated approach brings individual disciplines together to design places that get built. We believe in the power of place and the ability our environments have to inspire us all. Every day, we set out to change the world for the better through thoughtful placemaking. We create communities that move people to create lasting memories. We shape the public realm, activating the imagination — then, we bring places to life with unique identities that live and breathe.

TEN MILE ENGINEERING, INC.

Professional Civil Engineers

Ten Mile Engineering, Inc. (TME) is a civil engineering and construction management firm based in Frisco, Colorado specializing in civil and infrastructure related projects. With over 20 years of experience in the civil engineering, land development and construction management in Summit County, owner Joseph E. Maglicic P.E., started Ten Mile Engineering, Inc. in 2008 with the goal of providing comprehensive and cost-effective civil engineering and construction management services to all clients. By offering the Clients perspective

based on a wide array of experience, TME helps keep the project focused on cost effective and constructible design solutions, while assuring projects are built on time and on budget. Our approach in preparation of construction drawing and specifications is to provide a set of documents that are easily understood and constructible that result in competitive and thorough bid pricing from contractors. TME has developed numerous partnerships and relationships within the local design and construction community that have proven valuable to clients and resulted in the development of successful projects.

2. Development Concept

The vision is a single building with 18 units of workforce housing for the local Frisco community. The building massing is broken into three pods, each centered around a common staircase.

There are six (6) 1-bedroom and twelve (12) 2-bedroom units. Half of the units will be dedicated to the Town of Frisco for rental to Town employees. The remaining units will be deed restricted for the local workforce and for sale with an AMI to be determined.

A PUD approval process is anticipated to allow the additional height for a 3-story building and other relief.



3. Conceptual Site Plan

The single building is set against the north setback and the Frisco Street Right of Way (ROW). This ROW is currently unused and acts as an open space and buffer. A single access drive is provided off of 8th Avenue.

Two (2) tandem parking spaces are provided for each 2-bedroom unit and a single (1) parking space for each 1-bedroom unit. Four (4) additional guest spaces are also provided on site. A dumpster enclosure is proposed.

The alley on the south side of the lot acts as an additional buffer and open space to the adjacent residences.

A sidewalk is proposed along 8th Avenue to provide pedestrian connectivity to the town core, Frisco Elementary and the surrounding neighborhood.



4. Architecture

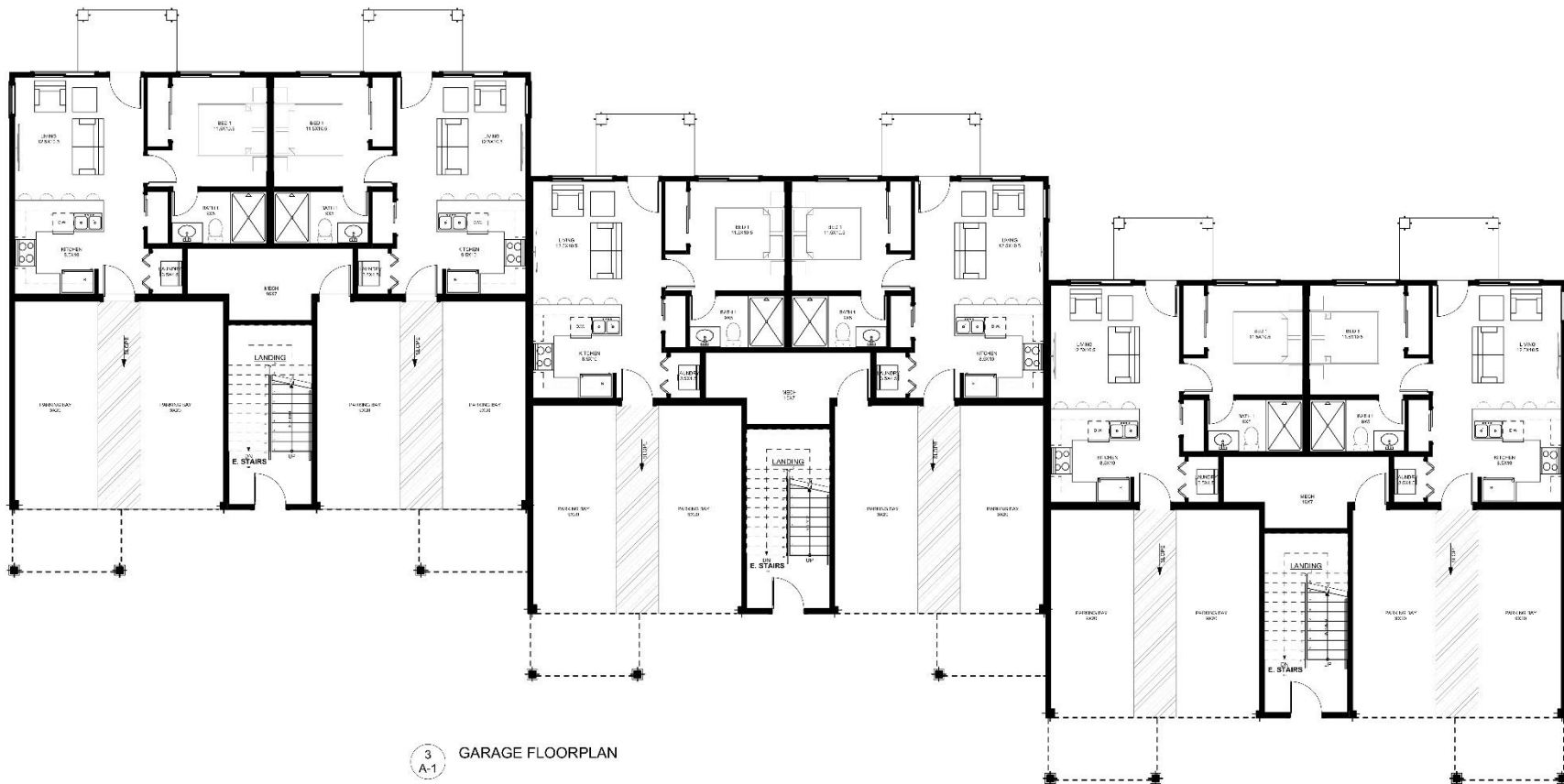
The buildings are staggered 10' to provide 3-dimensional relief and an articulated building façade.

Each pod is centered around a stair core which accesses the four (4) 2-bedroom units on the second and third floors. The ground floor comprises two (2) 1-bedroom units and two (2) tuck-under parking spaces.

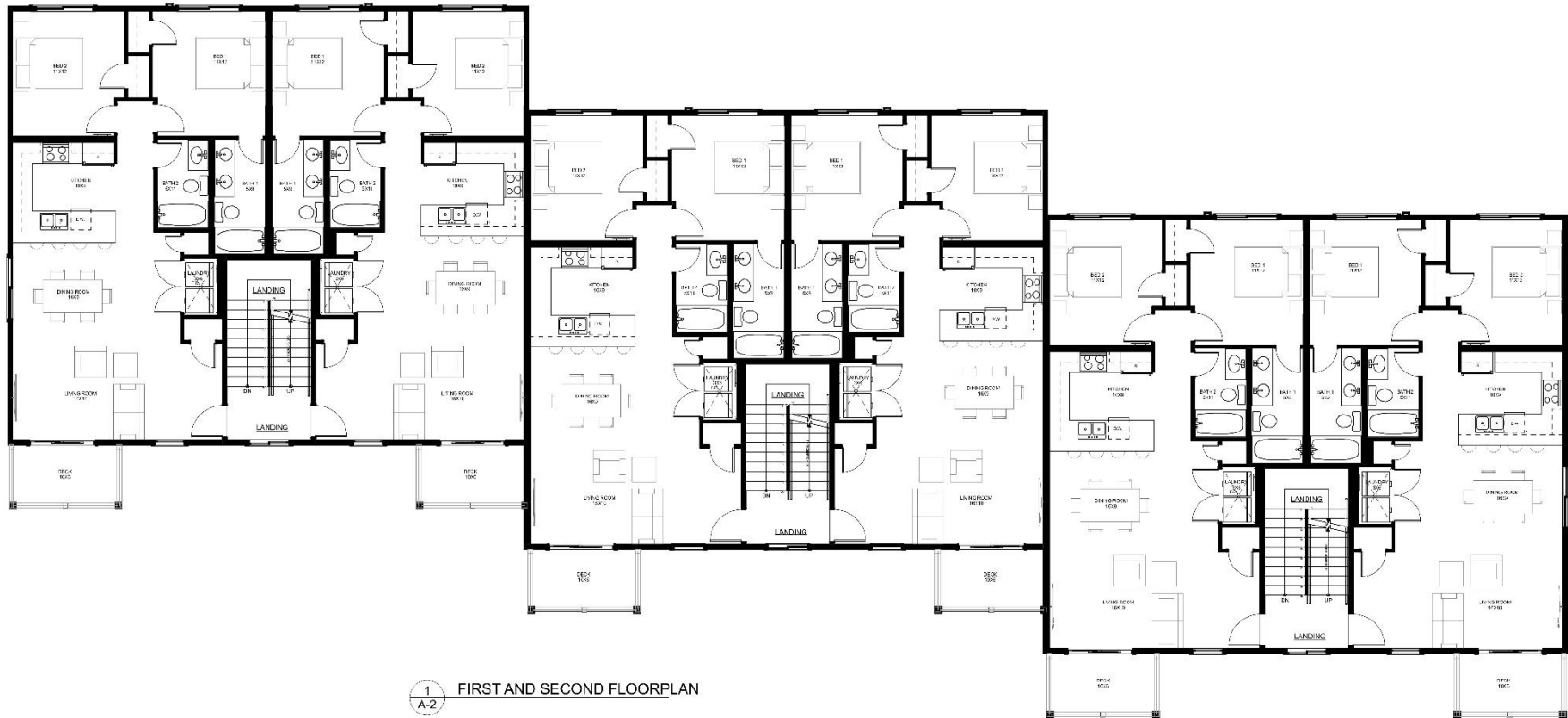
Every ground floor unit has a patio and every upper floor unit has a balcony.

The floor plans are highly efficient, which will lower initial construction costs and create long term affordability for residents.

EV charging stations and bike storage will be provided.



8TH AVENUE HOUSING THE SUMMIT HOMES TEAM



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A-2 FIRST AND SECOND FLOORPLAN

BUILDING AREA

	FINISHED	UNFINISHED	PARKING	TOTAL
GARAGE FL:	3,492	342	2,452	6,286
1ST FLOOR:	6,303			6,303
2ND FLOOR:	6,303			6,303
TOTAL :	16,098 S.F.	342 S.F.	2,452	18,892 S.F.

NOTES: UNFINISHED INCLUDES MECH
SQAURE FOOTAGE IS APPROXIMATE,
PLANS ARE FOR PRESENTATION PURPOSES ONLY AND
SUBJECT TO CHANGE AT ANY TIME


8TH AVENUE HOUSING THE SUMMIT HOMES TEAM



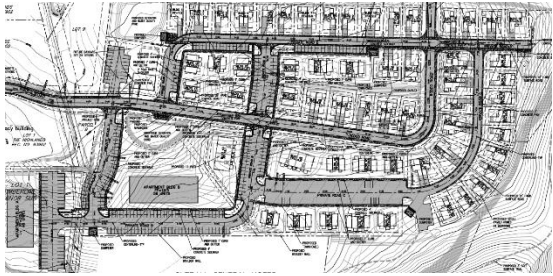
5. Pro Forma/Business Plan

406 South 8th Ave Proforma Summary			
	18 Units		
Approval costs, incl engineering, architect, interest and fees	544,032		
Infrastructure, incl interest and fees	858,100	SIA Bond Amount	183,999
Vertical Construction, incl interest and fees	5,151,360		
Financing Costs	294,907.14	3.50%	
Total Cost	6,848,399		
Sales	7,014,336		90% AMI
Sales Commission	140,287		
Closing Costs (Land Title)	25,650		
Total sales	6,848,399		
Town Contribution	0	\$	0 Unit
Town's Purchase of 9 Units (5A)	3,507,168		


6. Related Experience

Project and Location	Project Information	Reference
<p>Smith Ranch</p> <p>Total Units: 214</p>	<p>SERVICES: In partnership with the Town of Silverthorne, act as the Developer/General Contractor to plan, design, entitle, build and sell all components of the project.</p> <p>PROJECT DESCRIPTION: Master planned community of up to 240 total units consisting of single-family homes, duplexes and townhomes with a multiyear implementation. All units were for-sale priced between 80-120% AMI.</p> <p>SUSTAINABILITY: Low maintenance exterior materials Solar options Minimized foundation design to reduce concrete required.</p> <p>OVERALL DURATION: May 2018 – September 2023</p> <p>INITIAL/FINAL COSTS: \$80,851,968/\$89,368,578</p>	<p>Town of Silverthorne</p> <p>Mark Leidal (970) 262.7362 Mark.leidal@silverthorne.org</p> 



8TH AVENUE HOUSING
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<p>Granby Community Housing</p> <p>Total Units: 256</p>	<p>SERVICES: In partnership with the Town of Granby, act as the Developer for Pre-Construction Services to plan, design, and entitle the master plan for the Town's Housing Development as well help procure a \$5 DOLA grant w/ match</p> <p>PROJECT DESCRIPTION: Master planned community of up to 256 total units consisting of 100 for Rent apartments and 156 For Sale single-family homes, duplexes and townhomes with a multiyear implementation between 60-180% AMI.</p> <p>SUSTAINABILITY: Low maintenance exterior materials All electric options with various options from Geothermal, all electric with solar or Gas/Electric Hybrid systems depending on grant monies available</p> <p>OVERALL DURATION: February 2023 – April 2024</p>	<p>Town of Granby</p> <p>Nicole Schafer nschafer@townofgranby.com</p> 
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<p>Dillon Valley Vistas</p> <p>Total Units: 12</p>	<p>SERVICES: Act as the General Contractor, including Preconstruction Services assisting in final design and value engineering, constructing all components of the project.</p> <p>PROJECT DESCRIPTION: 6 duplexes – 1 Net Zero Unit and 11 Net Zero Ready Units, each unit having its own solar array. All units were deed restricted for-sale.</p> <p>SUSTAINABILITY: Low maintenance exterior materials Rigid exterior insulation, increased attic insulation Aerobarrier advance air sealing HRV's Triple pane windows Electric air to water heat pump Solar</p> <p>OVERALL DURATION: March 2020 – June 2021</p> <p>INITIAL/FINAL COSTS: \$6,588,210/\$6,499,885</p>	<p>Summit County</p> <p>Jason Dietz (775) 342 – 7849 jdietz@vail.gov (formerly Summit County Housing Director)</p> 
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<p>West Hills</p> <p>Total Units: 66</p>	<p>ROLE: In partnership with Summit County, act as the Developer/General Contractor to plan, design, entitle, finance, build and sell all components of the project.</p> <p>PROJECT DESCRIPTION: 66 units in a mix of condominium, triplex and duplex units. All units were for-sale priced between 70-110% AMI.</p> <p>SUSTAINABILITY: National Green Building Standard (NGBS) Low maintenance exterior materials</p> <p>OVERALL DURATION: June 2017 – December 2019</p> <p>INITIAL/FINAL COSTS: \$21,402,865/\$21,388,082</p>	<p>Summit County Jason Dietz (775) 342 – 7849 jdietz@vail.gov (formerly Summit County Housing Director)</p> 
<p>Blue 52, Breckenridge</p> <p>Total Units: 52</p>	<p>Pre-construction, infrastructure and residential general contracting, and product delivery</p> <p>PROJECT DESCRIPTION: 4.3-acre locals neighborhood consisting of 52 for-sale townhome units and 18 for-rent apartment units</p> <p>SUSTAINABILITY: Modulating condensing boilers for radiant heating system. Shallow frost protected foundations to reduce concrete material.</p> <p>INITIAL/FINAL COSTS: \$17,020,805/\$18,403,495</p>	<p>Town of Breckenridge Laurie Best (970) 453.3160 laurieb@townofbreckenridge.com</p> 


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<p>COTO Flats, Breckenridge</p> <p>Total Units: 18</p>	<p>SERVICES: Act as the General Contractor, including Preconstruction Services assisting in final design and value engineering, constructing all components of the project.</p> <p>PROJECT DESCRIPTION: Two 9-unit apartment buildings with interior storage areas, and site amenities. Construction activity included all necessary infrastructure, site work and vertical construction.</p> <p>SUSTAINABILITY: Modulating condensing boilers for radiant heating system. Shallow frost protected foundations to reduce concrete material.</p> <p>OVERALL DURATION: August 2017 – January 2019</p> <p>INITIAL/FINAL COSTS: \$4,585,199/\$4,774,299</p>	<p>Town of Breckenridge</p> <p>Laurie Best (970) 453.3160 laurieb@townofbreckenridge.com</p> 
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8TH AVENUE HOUSING
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<p>Denison Commons, Breckenridge</p> <p>Total Units: 30</p>	<p>SERVICES: Act as the General Contractor, including Preconstruction Services assisting in final design and value engineering, constructing all components of the project.</p> <p>PROJECT DESCRIPTION: Three 10-unit apartment buildings with interior storage areas. All units were for-rent. Construction activity included all necessary infrastructure, site work and vertical construction.</p> <p>SUSTAINABILITY: LEED Modulating condensing boilers for radiant heating system. Shallow frost protected foundations to reduce concrete material.</p> <p>OVERALL DURATION: January 2016 – July 2017</p> <p>INITIAL/FINAL COSTS: \$3,843,825/\$4,650,776</p>	<p>Town of Breckenridge</p> <p>Laurie Best (970) 453.3160 laurieb@townofbreckenridge.com</p>  <p>Corum Real Estate Group</p> <p>Eric Komppa (303) 409.2649 eric.komppa@corumrealestate.com</p>
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8TH AVENUE HOUSING
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<p>Copper Point, Copper Mountain</p> <p>Total Units: 15</p>	<p>SERVICES: Act as the General Contractor, including Preconstruction Services assisting in final design and value engineering, constructing all components of the project, including infrastructure, site work and vertical construction.</p> <p>PROJECT DESCRIPTION: Fifteen 2-bed Townhomes each with garage and interior storage areas.</p> <p>OVERALL DURATION: 2016 – 2017</p> <p>INITIAL/FINAL COSTS: \$3,331,237/\$3,173,192</p>	<p>Summit County</p> <p>Jason Dietz (775) 342 – 7849 jdietz@vail.gov (formerly Summit County Housing Director)</p> 
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