



City Council

October 15, 2024
Packet Addendum #1

Genny Kline

From: Michael Reis <michaelreisllc@gmail.com>
Sent: Tuesday, October 15, 2024 2:05 PM
To: Clerks Office; Matt Post
Cc: J. Erik Hartronft
Subject: Applicant Presentation
Attachments: Courtesy Louisville CONCEPT PLAN 10.15.24 Final .pdf

Hi Matt and Meredyth,

Attached is the PDF of the "Applicant" presentation for the Concept Plan Review of Davidson Highline MF at 2101 N. Courtesy Road.

Thanks and see you later this evening.

Michael Reis

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Thistle Community Housing

Davidson Highline Multifamily Development

Louisville Council Public Hearing Concept Plan

Courtesy Louisville

Missing-Middle / Affordable Mixed-Income-
Homeownership

2101 N. Courtesy Road
Louisville, Colorado

October 15, 2024



PUBLIC HEARING

A Public Hearing before the Louisville City Council is scheduled on Tuesday, October 15, 2024 at 6:00 P.M.
Regarding: Concept Plan to consider a Rezoning, General Development Plan Amendment, and townhome development at 2101 N. Courtesy Road

Attend Virtually: www.louisvilleco.gov/council
Attend in Person: 749 Main Street, 2nd Flr. Council Chambers
Contact the City of Louisville with Questions or Comments: www.louisvilleco.gov/PlanningApplications

Si requiere una copia en español de este anuncio, por favor llame a la ciudad al 1-303-335-4536 o 1-303-335-4574.

Presentation Scope



1. Introduction to Thistle Community Housing
2. Review the City's Affordable Housing Actions, Strategies, & Goals
3. What is Missing Middle Affordable Housing
4. Present the Concept Plan for 2101 N. Courtesy Road
5. Outline the Process & Schedule & Partnerships
6. Questions



Thistle



Toby Lane, Boulder



Bustop Apartments, Boulder

Thistle Community Housing is a non-profit organization founded in 1986 that is part of the heart and soul of affordable housing in Boulder County.

Thistle develops, manages, and preserves quality, permanently affordable rental and homeownership homes, supporting moderate and lower-income individuals and families by offering affordable housing opportunities where they live, work & play.

www.thistlecommunityhousing.org



THISTLE

Thistle by the Numbers

574 Rental Units
over 16 properties

103
Homeownership
CLT Units

120 CLT Mobile
Homes

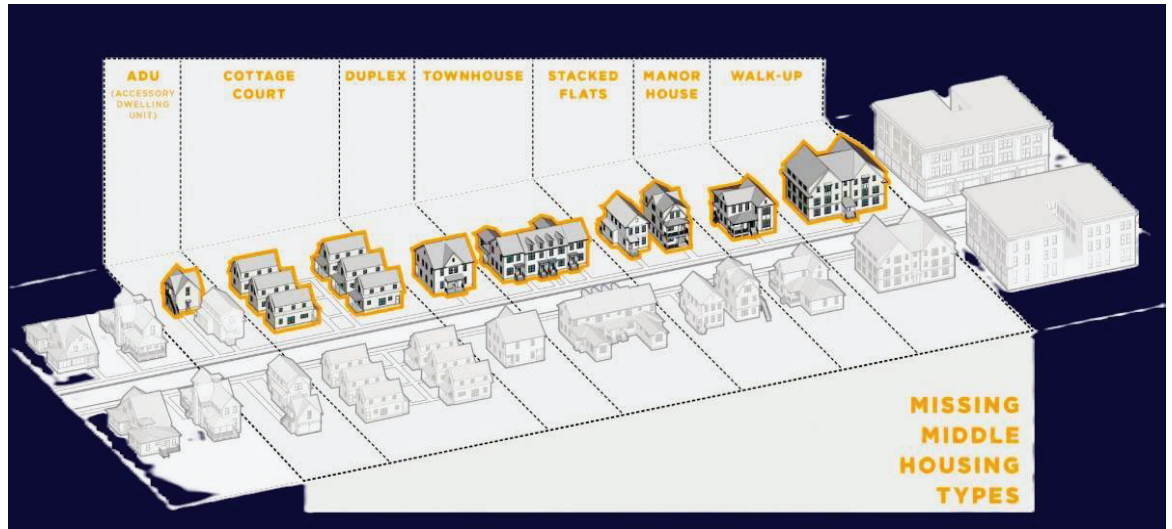
450 homes in 9
Resident-owned
Communities
(ROCs)

1247 affordable homes
preserved by Thistle for low-
income Coloradans



THISTLE

What's Missing Middle Housing?



The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.

These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options.



What is AMI & Middle Income?

AMI	MAX RENT/PAYMENT			MAX INCOME		
	1BR	2BR	3BR	1 Person	2 Person	3 Person
120%	2,285	3,942	4,555	<u>122,640</u>	<u>140,160</u>	<u>157,680</u>
100%	2,737	3,285	3,796	<u>102,200</u>	<u>116,800</u>	<u>131,400</u>
80%	2,190	2,628	3,037	<u>81,760</u>	<u>93,440</u>	<u>105,120</u>

- AMI - Area Median Income

- 80% to 120% AMI - Missing Middle-Income Ranges

Source: HUD – Department of Housing & Urban Development, 2024



Who are Middle Income Buyers?

As of July 2024, the median home sale price in **Boulder County**, Colorado was **\$773,881**, which is a 1.5% increase from the previous year according to Redfin.

- **Affordable Home Sales Prices range from \$245k to \$320k to \$385k**
- [Bureau of Labor Statistics](#) – Who is looking for affordable homeownership?
- **Single person making \$80,000 / 80% AMI**
 - Landscape Architect – Engineer - Special Education Teacher
- **2-person household making \$115,000 / 100% AMI**
 - Elementary School Teacher & Restaurant Employee Veterinarian
 - USPS Worker - Recreational Therapist – Electrician - Dental Assistant
- **3-person household making \$155,000 / 120% AMI**
 - Kindergarten Teacher & Executive Administrative Assistant
 - Civil Engineer & Healthcare Support Worker + Child
 - Computer Programmer + 2 children
 - HR Specialist & Childcare Worker + Parent



Louisville & Affordable Housing

Ordinance adopted requiring 12% of dwelling units to be affordable; below 80% AMI

Opted into Prop 123 to increase the baseline of affordable units by an average of 3% per year.

Implementation of 2024 Land Use & Housing Legislation that will address parking requirements, Accessory Dwelling Units, and Transit-Orientated development



Adopted by City Council May 7, 2024



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock

The goals help to frame the 3 key strategies that include specific actions for the City to take in the near and long term as it aims to increase access and opportunity for residents in Louisville.



Louisville Housing Plan

The median price of a home in 2023 in Louisville is \$896,000, an increase of 132% over the last decade.

In 2023, a household would need to earn around \$209,000 to afford the median home in Louisville.

Only 26% of Louisville households earn more than \$200,000 annually, resulting in 74% of households would not be able to afford the current median home price.



Adopted by City Council May 7, 2024



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The goals help to frame the 3 key strategies that include specific actions for the City to take in the near and long term as it aims to increase access and opportunity for residents in Louisville.



Courtesy Louisville Project Description

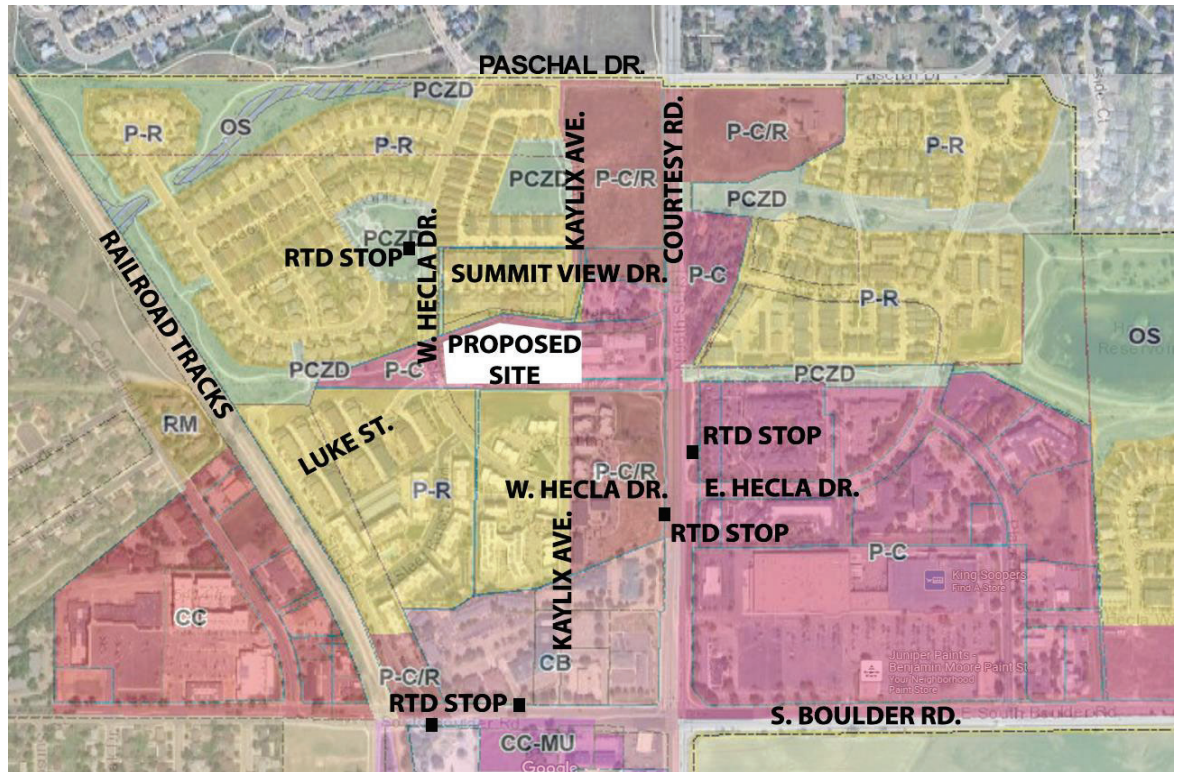


Preliminary Site Concept

- 2.94 Acre legacy parcel at 2101 N. Courtesy Road, Louisville - Redevelopment
- Site Control - Purchased in early 2024
- Proposed 44 homes - deed restricted ownership
- Targeted AMI Range: 80-120%
- Equity Share Component



Site Location



Surrounding Conditions



VIEW FROM THE NORTHWEST



VIEW FROM THE NORTHEAST



VIEW FROM THE SOUTHWEST



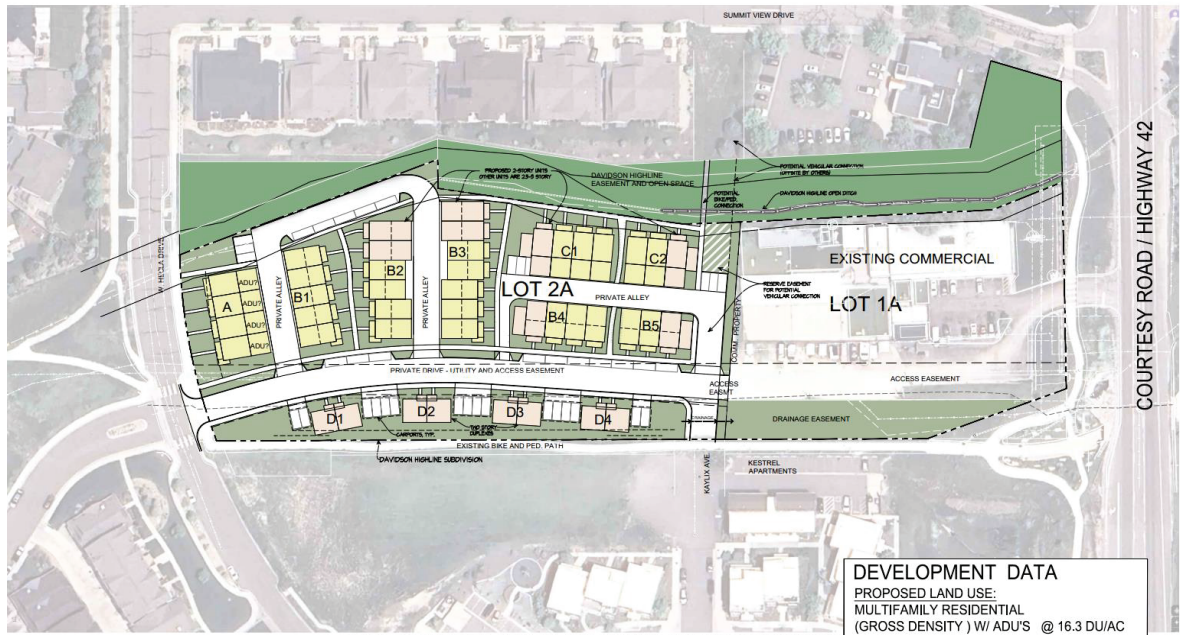
VIEW FROM THE SOUTHEAST



Concept Site Design



THISTLE



NOTE: - SITE PLAN AND SITE DATA IS CONCEPTUAL AND SUBJECT TO CHANGE

DEVELOPMENT DATA	
PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL (GROSS DENSITY) W/ ADU'S @ 16.3 DU/AC	
GROSS SITE AREA:	2.94 ac
RESIDENTIAL UNITS:	44 DU
PROPOSED ADU'S:	4 DU
ALL UNITS NORTH OF PRIVATE DRIVE HAVE 2 PARKING SPACES IN PRIVATE GARAGES. DUPLEXES SOUTH OF DRIVE HAVE PRIVATE CARPORTS. 22 GUEST PARKING SPACES ARE PROVIDED.	
BUILDING COVERAGE = (PER GROSS SITE AREA)	35-40%

1 SITE DEVELOPMENT CONCEPT PLAN - CONTEXT
A100 SCALE: 1" = 80'



HARTORNF ASSOCIATE
Planning
Architecture
Interior Design
950 Spence Street, #2
Louisville, KY 40203
TEL: 502.472.9300
FAX: 502.472.9311

DAVIDSON HIGHLINE
MULTIFAMILY DEVELOPMENT
COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES
8.08E.14.001.001.001

COMMITMENT AREA
PROJECT NO. A100
DATE: 8/20/24
SCALE: 1" = 80'
SHEET NO. 1 OF 1
SITE-CONTEXT R

A100

Process

Concept Plan Community Outreach and Feedback

1. August 2024 Concept Plan Referral Letters Received
2. Neighbors' meeting held August 20, 2024

You're Invited to a Community Meeting!

Greetings Neighbor,

We are excited to introduce a new project that will impact the RV Storage near you. Before we move forward with broader community discussions, we want to ensure you're informed and have a chance to provide your input. See project site aerial image below.

Join us for a Community Meeting in person:

Date: Tuesday, August 20th 2024

Time: 4:30 PM — 6:00 PM

Location: The Community Room, Kestrel Neighborhood

Address: 1130 S. Kestrel Lane

Your feedback is valuable as we plan this project, and we want to hear from you. This meeting is a great opportunity to learn about the proposed changes, ask questions and share your thoughts. We hope to see you there and look forward to your participation!

Best regards,

Thistle Community Housing



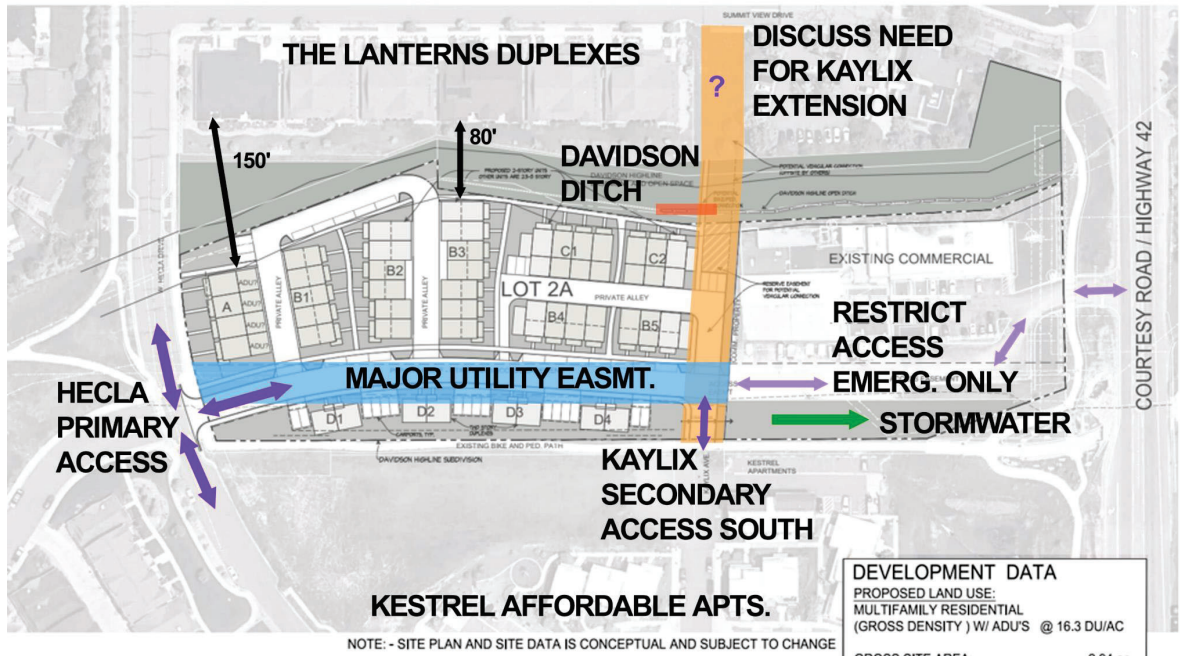
THISTLE

Concept Site Design

ISSUES IDENTIFIED



THISTLE



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1 SITE DEVELOPMENT CONCEPT PLAN - CONTEXT
A100 SCALE: 1" = 80'



HARTROFF ASSOCIATES
Planning
Architecture
Interior Design

DAVIDSON HIGHLINE
MULTIFAMILY DEVELOPMENT
COURTESY LOUISVILLE LLC C/O THISTLE COMMUNITIES

COMMITMENT STATEMENT

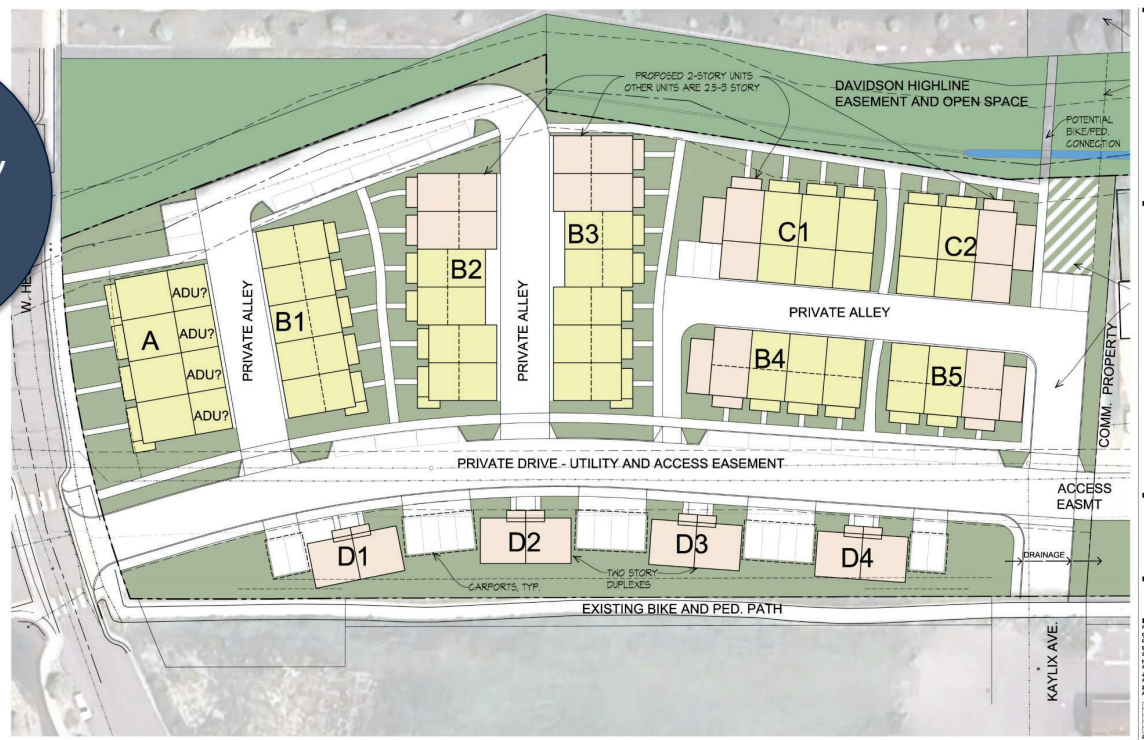
DATE: 10/15/2024
SCALE: 1" = 80'
PROJECT: DAVIDSON HIGHLINE MULTIFAMILY DEVELOPMENT
SHEET: A100 OF 100
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

A100

Preliminary Site Design



THISTLE



1 SITE DEVELOPMENT CONCEPT
A101 SCALE: 1" = 40'



HARTROFF ASSOCIATES
Planning
Architecture
Interior Design

DAVIDSON HIGHLINE
MULTIFAMILY DEVELOPMENT
COURTESY LOUISVILLE LLC C/O THISTLE COMMUNITIES

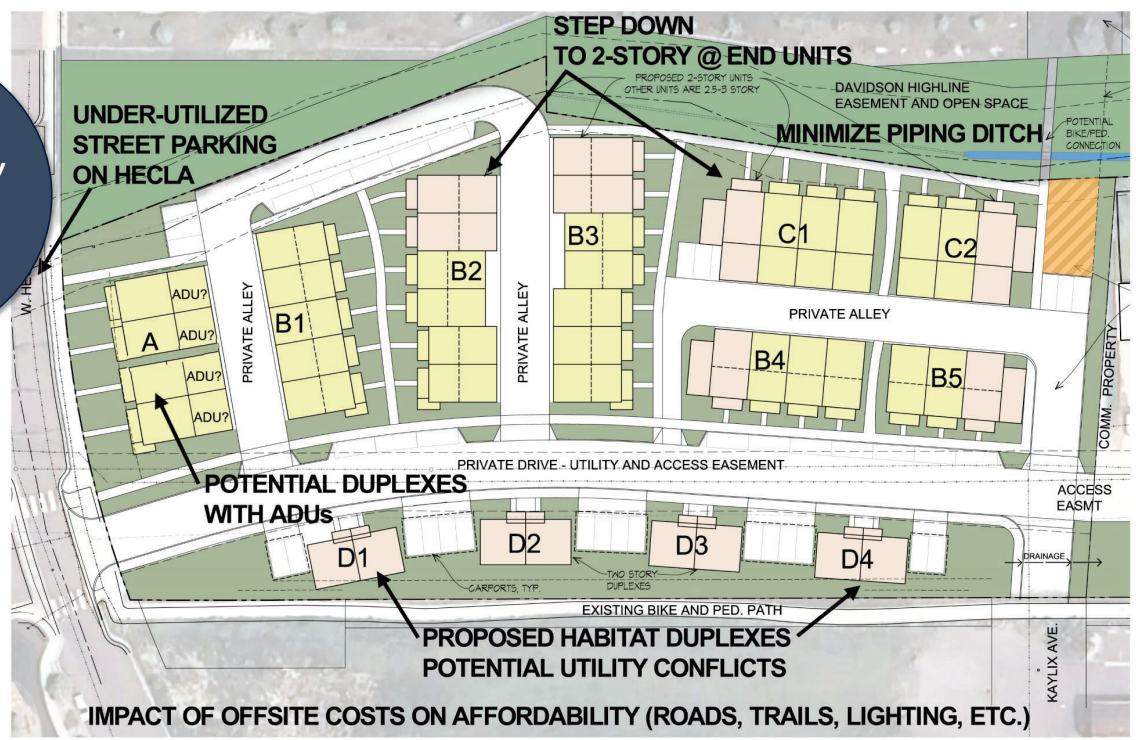
COMMITMENT STATEMENT

DATE: 10/15/2024
SCALE: 1" = 40'
PROJECT: DAVIDSON HIGHLINE MULTIFAMILY DEVELOPMENT
SHEET: A101 OF 100
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

A101

Preliminary Site Design

ISSUES IDENTIFIED



1 SITE DEVELOPMENT CONCEPT
 A101 SCALE: 1" = 40'

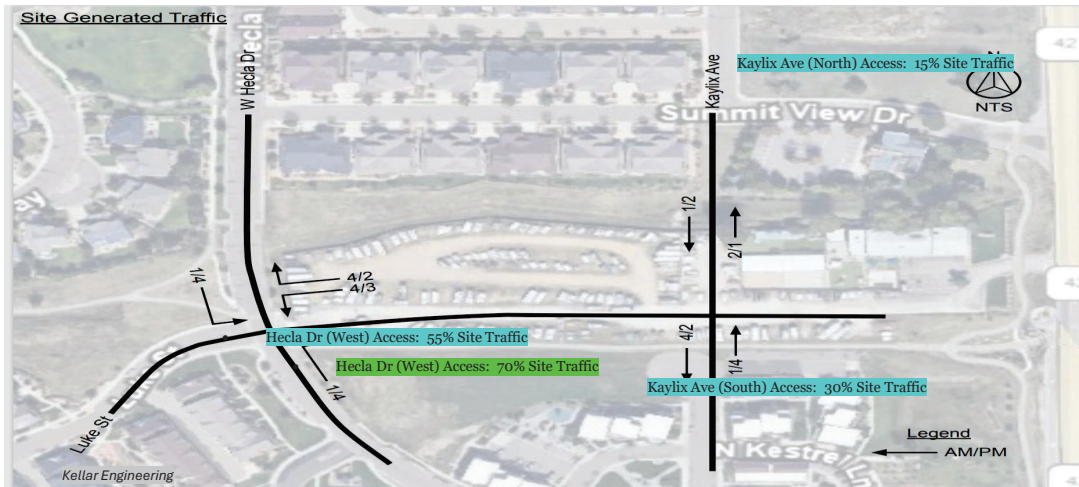
HARTROFT ASSOCIATES
 A Professional Corporation
 Planning: Architecture: Interior Design
 10000 W. Hampden Blvd., #201
 Greenwood Village, CO 80120
 TEL: 303.473.7000 FAX: 303.473.9339

DAVIDSON HIGHLINE MULTIFAMILY DEVELOPMENT
 COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES & HEBI, LLC c/o HARTROFT ASSOCIATES

CONTRACT NO. 18-001
 SHEET NO. A101
 DATE: 10/1/2018
 DRAWN BY: J. HARTROFT
 CHECKED BY: J. HARTROFT
 PROJECT: DAVIDSON HIGHLINE MULTIFAMILY DEVELOPMENT
 SHEET TITLE: SITE PLAN
 A101

Preliminary Traffic Study

The trip generation translates into an approximate trip distribution of site generated both AM and PM daily peak hour trips among the access points.



- Hecla Dr (West) Access: 55% Site Traffic = AM Peak Hour Trips = 2 in/8 out. PM Peak Hour Trips = 8 in/5 out.
- Kaylix Ave (South) Access: 30% Site Traffic = AM Peak Hour Trips = 1 in/4 out. PM Peak Hour Trips = 4 in/2 out.
- Kaylix Ave (North) Access: 15% Site Traffic = AM Peak Hour Trips = 1 in/2 out. PM Peak Hour Trips = 2 in/1 out.
- Without the Kaylix Ave (North) Access the 15% Site Traffic shifts to the Hecla Dr (west) Access.
- Preliminary Daily Trips is calculated to total 352; 8 trips per unit/day.



Project Benefits

- Permanently preserve an essential parcel in town for affordable housing development
- Diversify Louisville's Housing Stock
- Increase Residential Development Opportunities & Expand access to affordable housing
- Plan delivers 12% Inclusionary Housing Units onsite with six homes to be sold to individuals & families below 80% AMI



Seller Legacy Letter of Support

I am writing in support of expanding affordable housing in the Louisville area.

As a former longtime (42yrs.) resident of Louisville, I have witnessed the progressive loss of affordable housing in the area as opportunities for multi-family housing, cluster housing, mobile/modular home housing were all overlooked in favor of single family and condominium type projects. Even original "old town" cluster housing has transformed into scraped or remodeled single family units that are now moderate or expensive housing.

I purchased the subject property over 30 years ago and have had several successful businesses there over the years. It was always my opinion that the highest and best use for the western portion of the property would be some form of residential use and therefore never allowed any permanent development on it.

There are very few vacant land parcels left in the area that are ideally situated and can support affordable housing like the subject parcel.

I fully support its transformation to affordable housing.

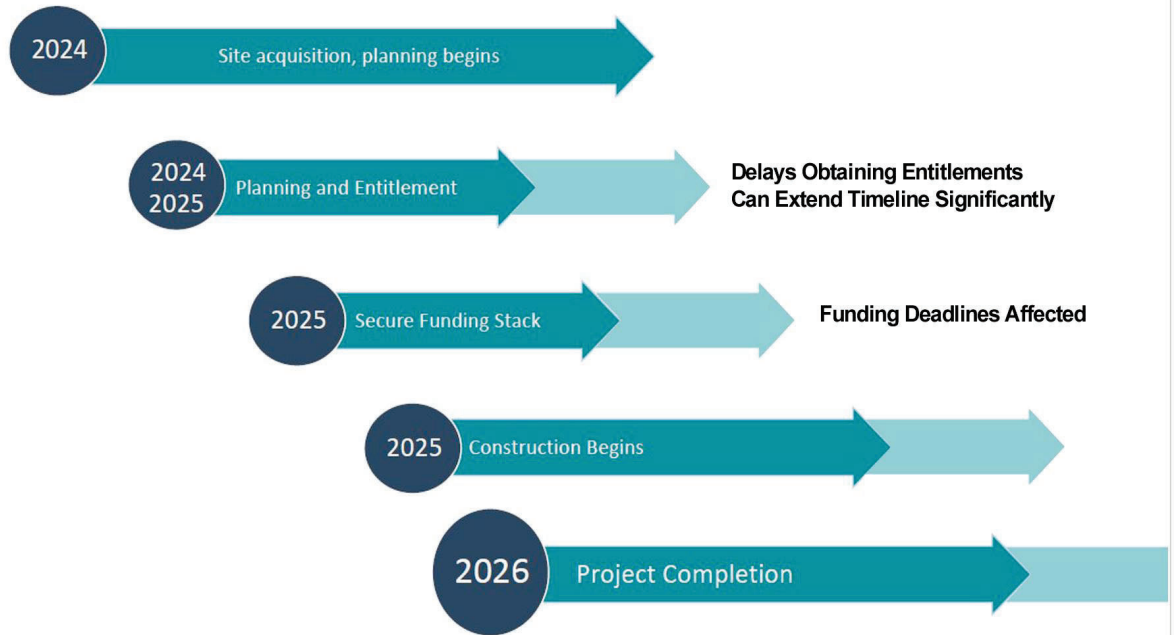

Robert W. Lathrop, Mgr., RCL Land Company, LLC

Project Benefits

- Assists the City to meet Prop 123 Opt-In 3-year commitment to increase from the baseline by 122 units per year. A 3% per year increase is 41 units.
- Community driven partnerships for missing middle homeownership solutions
- Utilize Modular Housing that meets Net-Zero All Electric



Project Timeline



**Preliminary timeline subject to change*

“Look & Style” / Landscaping

- Thistle is committed to complimenting existing styles of homes in the community and using modular/factory-built housing



The above is a “concept” photo is from “The Farm” in Buena Vista showing factory built modular housing manufactured by Fading West.



THISTLE

Contact

**THANK YOU
&
Contact Information**

www.thistlecommunityhousing.org

**Paul D'Angelo
Thistle Community Housing
CEO**

pdangelo@thistle.us

910.297.2749

**Michael Reis
Housing Consultant
michaelreisLLC@gmail.com**



From: [Tawnya Somauroo](#)
To: [City Council](#)
Subject: Home hardening code TONIGHT
Date: Tuesday, October 15, 2024 1:21:26 PM

Dear Council,

It really warms my heart see the draft ordinance coming to Council tonight for a first reading. Thanks to all for the support from Council and Staff and the Board of Appeals that got the ordinance this far!

I have one comment about the draft: the exemption to the code for houses that are more than 35 feet set back from property boundaries and include fire sprinklers does not make sense. Please consider removing.

The policy behind home hardening is to ember harden structures. Fire sprinklers do not help ember harden a home. They may slow down a fire progression, but they will not prevent the exterior of a house from catching fire or put an exterior fire out. And increasing the distance between homes also will not reduce the risk that embers will ignite a home. Spacing homes further apart mostly works to decrease the risk of structure to structure fire. For these reasons, the exemption to ember hardening based on sprinklers and distance to other structures seems hard to justify. Moreover, creating an exception that only applies to larger homes built and owned by wealthier homeowners is inequitable.

Two other comments/questions:

- 1) Will this code apply to City buildings (which I am hoping will be hardened in the coming years)?
- 2) What happened to Council's request for guidance on landscaping? Please consider banning new junipers within the City and/or requiring 5 ft of defensible space for new buildings.

Thank you again for your support in making Louisville more resilient.

Best regards,
Tawnya Somauroo
Larkspur Ln

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