

Dumont Creek Park

For

Clear Creek County

Redevelopment of former LDS Church property

445 West Dumont Road, Dumont Colorado 80436

By

Mike Caistor, architect,planner,GC, MBA, Broker and more

Architectural Pre Fab Lab, inc.

2077 County Road 308, Dumont, Co. 80436

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6/11/2021

Amy Saxton
Clear Creek County
Strategic & Community Planning Division
asaxton@clearcreekcounty.us

Dear Amy:

Our Dumont Creekside Park proposal is to divide the property into 3 parcels. The first parcel is a central County Open Space Greenway Park. The second parcel to the east of the existing church could be up to 16-20 single family with some multi family units. Habitat for Humanity has submitted an offer of around \$450,000 on the entire property which is more land than it needs for their proposed 20 units.

The third parcel is 3 areas totaling another 20 units. There can be 10-12 units of multi family for rent or sale north of the church. The second area would be the existing church as a Mini Community Center. The area between the church and West Dumont Road can New Urbanism Cabins by our entity Architectural PreFab Lab, to be 6-8 small single family units with my Mini Modulares pre-fabricated in my shop in Lawson. I could also be Project Manager for this parcel as an Architect and General Contractor as well as Real Estate Broker to find a developer. My high quality team has decades of experience and has already found prospects for affordable developers.

Our cabin product enables homebuyers to “get in the door” to home ownership for around \$190,000 with subsidies with a an initial 400 sf 1 bedroom with sleeping loft. Later they can add the garage and 2-3 other bedrooms to grow to 800-1000 sf. I believe the **market units** can meet the requirements of a **60% AMI** at \$40-50,000 two person family income. With subsidies this could be **50% AMI** \$35,000 income. This will be the seed of a new market driven affordable housing product offering home ownership without complete reliance on subsidies. This will be the seed of a new market driven affordable housing product that also offers home ownership without complete reliance on subsidies which can be ongoing for other areas of the County and eventually most of America.

The advantages to this mixed housing proposal is to **address more types of the county's needs such as both rentals and sales**. Our design would be smaller scale for the neighborhood than a typical out of town big developer would do that has to max out density to make a profit. This project will be designed to **fit the intimate scale of the neighborhood** and historic character of the town.

Sincerely,

Mike Caistor, Architect, Planner, MBA, GC, Broker
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Michael T. Caistor

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Education & Certifications

University of Maryland College Park
Engineering Sciences 1976- 78

State University of New York School of Environmental Sciences /Syracuse University
Bachelor of Landscape Architecture 1981

Florida International University, Miami, FL
Bachelor of Architectural Technology 1990 (cum laude)

Southeastern University Ft. Lauderdale Florida
Master of Business Administration, Real Estate Development 1990 (summa cum laude)
(Accepted to Stanford product development doctorate program, 1990)

University of Colorado Denver
Masters of Architecture and product design Coursework 1994-2000

Licensed Architect, Colorado
Licensed Real Estate Broker, Florida (expired), Colorado
Licensed Landscape Architect, Florida (expired)
Licensed General Contractor, State of Florida (expired)
EIT Engineer pre-qualified

Related Experience

Land Architects, Landscape Architecture, Planning, (including environmental mitigation and rezoning)
Boca Raton, Florida 1983- 1990

Versatile Investment Properties Real Estate Development
Boca Raton Florida 1985-1990 GC on about 40 houses, Sales, Development, R.E. Broker

Architectural Innovators, inc : Architecture, Residential Design, Land Planning, Project Management
(including Department of Defense contractor/ project manager for Holloman AFB facilities 2010.)
Denver 1990-2002, Dumont 2002-present

Architectural PreFab Lab, inc New Product Development: new Mini Modular technology
Dumont, Colorado 2015 to present

My strength is as a holistic “Big Picture” thinker that can add more value with my diverse education and experience in most all aspects of development. I am an innovator and inventor and have a 2900 sf shop and office at the I-70 frontage road directly off of the Lawson Interchange. Here I will prefabricate my Mini Modular product, which utilizes my new building technologies, until volume increases after which I intend to develop it into uniquely designed Mini Modular cabin development including workforce housing. This will become a new “cottage industry” (literally) for the Clear Creek Replacement Economy.

Tammy Marasia, Realtor

Residential and Commercial Real Estate Broker and Property Manager

Live Your Life Realty, LLC Owner/Broker since 2006

Local Idaho Springs Visitor Center office, main office in Cherry Creek (resides in Lakewood)

303-875-5900

I met Tammy at a seminar she put on at the United Center for the future of Idaho Springs and Clear Creek with national experts as speakers. The Who’s Who of Clear Creek community members and public officials were in attendance. As an architect and planner I was impressed at how well they conveyed design , planning, architecture and economics to a layperson audience. She has also been involved in the community such as working with Idaho Springs Mayor Hillman on a land swap deal that could yield redevelopment of the Idaho Springs Gateway area at the I-70 and downtown interchange. She also has some local affluent clients capable of financing , both as investors and donators, affordable housing in Clear Creek.

Bob Leino, Realtor

Fuller Company commercial real estate in Denver Metro

(see attached PDF Resume)

Bob Leino is a senior member of the Fuller Company with about 5 decades of experience in the business. He brings a balance between the big real estate firm, which often doesn’t give enough attention to small projects such as those in Clear Creek but does have powerful resources to draw from and the smaller local firm like Tammy Marasia that can give better service. The Fuller Company is a heavy weight in Denver Metro with powerful players that can help the County make this project successful.

As an architect I have done work for Bob when he had his own **Leino and Company** real estate and development company in Denver including being an expert witness on one of his cases. While I was brought in for forensic construction defect work, while I am not an attorney and qualified to give legal advice but with my law course background from my MBA I went beyond the call of duty and did legal research that yielded case law which I submitted to his prominent attorney that created a breakthrough in case that we thought was hopeless but we prevailed. I have great respect for Bob for his expertise, professionalism and integrity. Bob closed his development company to semi retire as a realtor but turned out that he is very busy in this hot market so I will be helping him so that the County would get quicker and better service.

Dumont Creekside Park

Description:

Dumont Creekside Park is the name of our proposed re-development of the former Latter Day Saints Church (LDS) property now owned by Clear Creek County. This would be a public/private partnership where public entities such as Clear Creek Housing Authority and Habitat for Humanity and other private entities such as Architectural Pre Fab Lab can create a product mix of single and multi-family units for sale, rent and donation. This addresses a wider range of the County's needs for both affordable rentals and ownership rather than the typical affordable rentals which dominate subsidized affordable housing rentals or home ownership. Instead, the land should be shared among a few different entities for a more diverse housing mix to address the County's needs.

This development proposal is designed around a central Open Space Greenway Park and to fit the scale of the neighborhood by having mostly single story buildings along the West Dumont Road frontage (south) that help hide the mostly 2 story multi-family duplexes in the back (north) of the property. The existing church building will become a Mini Community Center with some small units or co-op housing. New Urbanism Cabins by Architectural Pre Fab Lab, inc. with small 800- 1000 sf one story Great Room "cabins" attached to a garage with bedrooms above will be in front of the Mini Community Center designed to fit the scale of the existing church (whereas 2 story houses would overwhelm the scale) building. There could also be a land swap with Open Space property to the west as well as their pursuit of grant money to contribute to the development in exchange for acquisition their new park and Greenway property.

Overall Development

The overall development will be built around the Greenway Park with modest sized 1story to combination 1 story front with 2 story rear single family development on it's perimeter facing the neighborhood as a scale buffer between the neighborhood and multi family to make the redevelopment fit the surrounding neighborhood. Our proposal will divide the overall development into 3 parcels and phases.

Multi family that are 10-2 2 story duplexes, which can fit into the scale and character of the single family neighborhood and can be designed to look like one single family instead of the typical duplex look. These will be primarily on the northern I-70 side which will also create a sound barrier. The existing one story church building will be preserved as a Mini Senior and Community Center. Our smaller scale Mini Modular New Urbanism Cabins at 1 -2 stories and 400- 1000 sf can be a good fit between the church and West Dumont Road and not overwhelm the scale of the one story church with two story units. There will be a mix of market units which have the best locations for park and mountain views which would contribute financing to affordable units with less favorable locations to maximize the overall value of the redevelopment. This project could also be eligible for the 15-20% Colorado infrastructure grant program.

Parcel A: Single Family

Our team could provide project management and real estate services including scouting affordable developers and we already have prospects. The advantage to my team approach is that we can have a local realtor to help attract local developers and provide sales for market units, have a Denver realtor to attract regional and national developers, and then have me available on site to coordinate and attract a good developer with my decades worth of developer contacts that I worked for as an architect. The local Realtor, Tammy Marasia, has an office at the Idaho Springs Visitor Center and has been quite involved in the community. Bob Leino is a realtor with Fuller Company which is a prominent commercial real estate firm in Denver. Bob is a very knowledgeable senior member with about 5 decades of real estate experience and has been a developer with his own Leino and Company . He started as a broker, became a developer for a few decades, and is spending the final years of his career as a broker. He will also be my development advisor for my Mini Modular cabins. Bob is very busy and I would help him running back and forth to the city. Our team could provide project management and real estate services including scouting affordable developers and we already have prospects. The advantage to my team approach is that we have a small local Realtor, Tammy Marasia with an office at the Idaho Springs Visitor Center, and Bob Leino of the large commercial real estate firm of Fuller Company in Denver. Bob is a very knowledgeable senior member with decades of experience and has been a developer with his own company for decades. He started as a broker, became a developer, and is spending the final years of his career as a broker. He will also be my development advisor for my Mini Modular cabins.

Habitat for Humanity's has recently made an offer to put 20 single family residences on the property to the County and take the entire site which would be much more land than it really needs. Since Habitat for Humanity builds predominantly subsidized single family ownership it has a greater ability to find land that it can put it's own independent infrastructure in such as water wells and septic, than multi-family which needs more access to land with public sewer which is hard to find. So this opportunity to build multi- family and other types of units should not be wasted by selling the land to just Habitat exclusively.

Our team could also involve a private developer as an alternative to Habitat as well. This parcel could have 16 units/lots with the ability for a land swap with Open Space property to the west of the development for 4 more lots to total 20 units which is the threshold after which fire suppression must be added to the property. This parcel could also accommodate multi family duplex units particularly to the north where they would be more buffered in scale by single family units in the front which is mostly what the neighborhood would see. I believe that giving Habitat 20 units is too much and that at least 10 units should follow the scheme for Parcel B instead leaving Habitat with about 10 units. Particularly for multi-family rentals which like to have enough units to have an on site manager.

Parcel B : Multi and Single Family

Greenway Park, multi family duplexes, the Mini Community Center and New Urbanist Cabins take up the other portion of the development with a maximum of 20 units which is the threshold of overall development fire suppression for this separated development. The multi-family and community buildings are already required by building code to have fire suppression although duplexes may be an exception. The remaining Cabins are small single family units which do not require fire suppression. Twenty units should also be the maximum density that would fit into the scale of the neighborhood.

Greenway Park

Dumont Creekside Park (DCP) has a neighborhood park area built as a nodal space for the Clear Creek County Open Space Greenway with a park and trail area of approximately 60,000 sf that could also be used as a small 20,000 sf playfield in conjunction with the Clear Creek Recreation District. These entities could participate in the financing of the DCP redevelopment with DOLA and other grants. There could also be a land swap for expansion of the development to maximize the number of units and reduce density in exchange for some of the park and Greenway land granted by the County to Open Space. The Greenway on the north side of the property could go in front of the duplexes for southern sun or behind the duplexes along the Creek which would probably be in the shade in winter.

Multi Family Area

On the north side of the redevelopment, along Clear Creek would be multifamily with preferably 2-3 story duplexes (2 bedroom units with 3 bedroom units on the ends) with a 2 story duplex abutting the Park to transition the scale. There could be a few four plexes but these would be in the back northwest area along the Creek where they would be buffered by smaller duplex units near the church and next to Parcel A. These 2 story duplexes in the background would be mostly hidden development by 1-2 story single family in the foreground of the development facing the neighborhood. They would also act as sound barriers. These could have an alley on the north side along the Creek so that they would be New Urbanist facing the rest of the development and avoid a garage dominant façade along Creekside Drive. The rear of the units facing north would be marginally desirable due to I 70 noise but the south side facing the rest of the development, neighborhood and mountains could have sunny decks which would also interact with the community. These could be developed by Clear Creek Housing Authority or another entity.

Mini Community Center

On the north west side of the park would be a Mini Community Center area utilizing the existing former church building which could be 2-4 one-bedroom apartments or a co-op with a community area. This facility would fit well for seniors and the Idaho Springs Senior Center manager said they would consider managing it.

The existing church building would be renovated for senior studios, one bedroom units or co-op housing with individual bedrooms. There would also be community space including the Public Porch (in lieu of indoor space which requires operation and maintenance) addition along the park for residents and the community including a pit stop for the Greenway and rendezvous area for the Rec Center.

New Urbanism Single Family Area

To the east of the park would be New Urbanism Cabin single family residences with alley garage access developed by Architectural Pre Fab Lab, inc. These would be 6-8 market rate and affordable for sale and rent to own . Facing the Park would be 3- 3 bed market rate units, 2 of which with main floor master bedrooms (good for seniors) with master baths and 2 bedrooms above the garage at about 1000 sf. Residences to the west of these more premium units would be the “ Path to Permanance” “Cabins with the initial phase being a 400 sf with flex/ bedroom cabin with loft bed area that would have a later phase in a garage with 2-3 bedrooms above where homeowners could start with a Cabin at about \$190,000 and add the garage and 2-3 bedrooms above it for another \$175-200,000 later as their

financial means grow. The 400 sf cabin would have 1 bedroom and a sleeping loft that could convert to one larger Great Room when the garage and bedrooms are added later. The goal would be to give new homeowners a start around \$200,000 and be the minimum size eligible for FHA mortgages. This is a better solution than Tiny Homes that are not code compliant and are technically RV's therefore they would typically be financed by a high interest rate RV loan. For instance, a 400 sf cabin could be \$80,000 for the building, \$50,000 for the lot, \$12,000 for foundation, \$28,000 for overhead and profit and about \$14,000 for commissions totals about \$184,000. These residences would be Mini Modulares prefabricated in a shop in Lawson by Architectural PreFab Lab, inc. by Mike Caistor in conjunction with a land developer.

Economic Benefits

Total investment of the entire project should be about \$12,000,000

Workforce housing for rentals and homeownership with the possibility of some market rate housing.

Modular construction shop in Dumont to permanently employ 6-8 workers and more later with growth as a new ongoing business contributing the Replacement Economy for the closing of Henderson Mine.

Community Impact

Over 100 new residents and some workers that are some new but mostly existing residents.

New park and Greenway accessible to the public

Financials:

Habitat for Humanity has offered about \$450,000 for 20 units which is what the County paid for it. However, they do not need all of the land so it can be divided into 2 parcels at 20 units each. One method of determining land cost for market units might be taking the \$450,000 offer which could be used as a lot base price of $\$450,000 / 20 \text{ units} = 22,500$ for lot prices which the County could then use for the rest of the development as things like affordable lot discounts, infrastructure and other subsidies.

Public Assistance could be tax credits, CPACE 15-20% infrastructure grants and other financing.

Infrastructure Analysis

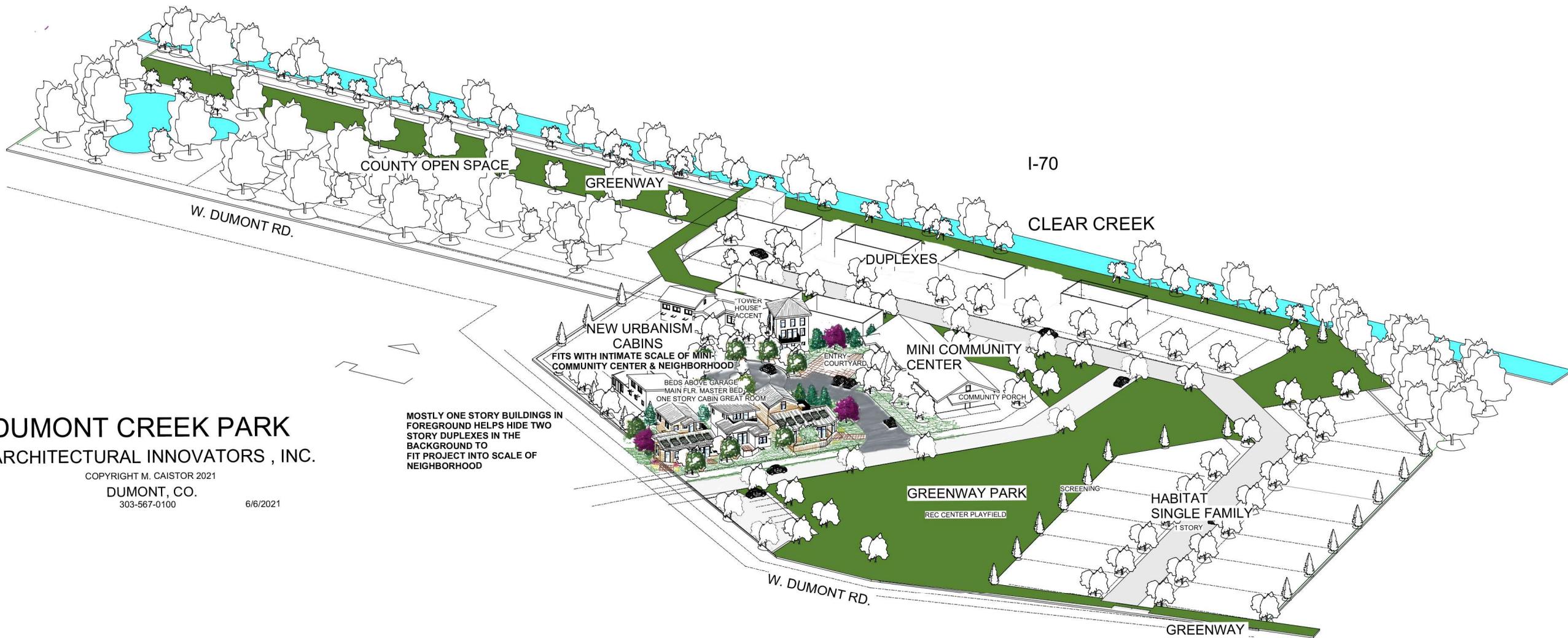
The infrastructure costs of the overall development should be around \$2 million. In the case of the Parcel B single family lots it could be assumed that the developer of that parcel, such as Habitat, would take care of their own infrastructure and make pro rata contributions on some common overall development costs such as along Greenway Park Road. Funding sources could be private investors and lenders as well as subsidized by the County from the sales of lots in the development as well as it's skilled grant writing staff.

New Urbanist Cabins			
Site Costs		unit costs from County study by Sanderson S	
Grading &	Remove Existing Park Lot		5000
Disposal of Asphalt			1600
100	Roads & Parl	345	\$ 34,500
100	Gas	120	12000
100	Electric	120	12000
Sewer			
100	SewerLine ft	\$ 160	\$ 16,000
3	Manholes	\$ 3,600	\$ 10,800
3	Service Lines	\$ 2,000	\$ 6,000
8	Tap Fees	\$ 7,500	\$ 60,000
Water			
100	Water Line	\$ 165	\$ 16,500
3	Service Lines	\$ 2,000	\$ 6,000
1	Planning Desi	\$ 5,000	\$ 5,000
1	Permitting 75	\$ 3,000	\$ 3,000
1	Drilling	\$ 10,000	\$ 10,000
1	Pump & Mecl	\$ 5,000	\$ 5,000
1	Storage Tank	\$ 10,000	\$ 10,000
1	Chlorination	\$ 2,500	\$ 2,500
Stormwater			
100	LF Pipe	75	\$ 7,500
Landscaping			\$ 12,000
Construction Subtotal			\$ 235,400
Soft Costs			
Administration		5.00%	\$ 11,770
Design and Permitting			\$ 5,000
Contingency		20%	\$ 47,080
Insurance		8.50%	\$ 1,000
			\$ 64,850
Soft Cost Subtotal			\$ 235,400
Infrastructure Costs			
Cost/Unit		8	\$ 29,425
*CPACE GRAN	20%		\$ 23,540
Market Unit Initial 400 sf Cabin Cost			
	<u>sf</u>	<u>\$/sf</u>	
Dwelling Units	400	250	\$ 100,000
Infrastructure			\$ 23,540
Crawl Sapce Foundation			\$ 8,000
Subtotal:			\$ 123,540
OH	\$ 123,540	20%	\$ 24,708
Profit	\$ 148,248	10%	\$ 14,825
Contingency	\$ 163,073	12%	\$ 19,569
Base Price			\$ 182,641.5
Land			\$ 22,500
Market Price			\$ 205,142

Summary:

A collaborative approach to developing the previous LDS church property will yield the best results. Most developers specialize in one type of product such as Habitat which is mostly subsidized for sale single family and some multi-family housing. However, this does not address the other needs of the County such as market affordable for sale housing, such as our New Urbanist Cabins, and multi-family . Multi-family could create rentals like duplexes which fit the scale of the neighborhood and locals could buy them, live on one side, and rent the other or multi family developers which could build duplexes with possibly a few four-plexes, mostly hidden from the neighborhood by smaller buildings in front, that could be for sale and particularly rentals.

This project could be an award winning model for future affordable projects for Clear Creek County and the rest of the nation. As an award winning architect, land planner, GC, MBA, R.E. Broker with development experience I can provide a unique high quality project, that will contribute to the Clear Creek economy and community.



DUMONT CREEK PARK
ARCHITECTURAL INNOVATORS, INC.

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DUMONT, CO.
303-567-0100
6/6/2021

MOSTLY ONE STORY BUILDINGS IN FOREGROUND HELPS HIDE TWO STORY DUPLEXES IN THE BACKGROUND TO FIT PROJECT INTO SCALE OF NEIGHBORHOOD



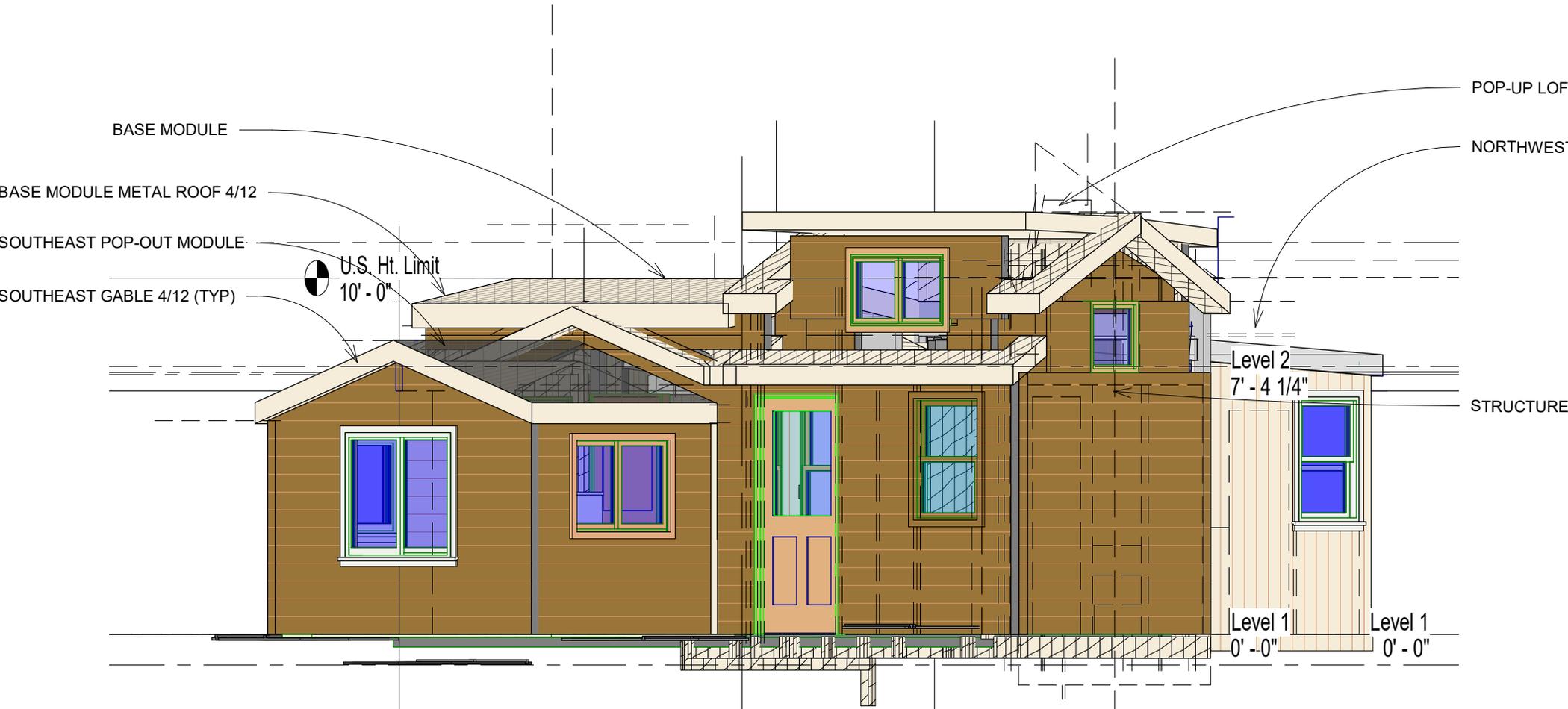
"TOWER HOUSE"
ACCENT

NEW URBANISM CABINS

WITH INTIMATE SCALE OF MINI-
COMMUNITY CENTER & NEIGHBORHOOD

ENTRY
COURTYARD

BEDS ABOVE GARAGE
MAIN FLR. MASTER BED,
ONE STORY CABIN GREAT ROOM



MODEL L : COURTYARD

NORTHEAST VIEW
 FULL HEIGHT POP-UP

8/26/2020

***FLIP ?

