

# AB Hirschfeld Towers Project Sheet

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## *Development Information*

**Owner:** Denver Housing Authority  
**Address:** 333 West Ellsworth Avenue  
Denver, Colorado 80223

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## *Project Data*

**Project Value:** \$ 32,315,093

**Funding Sources:**

HUD	
Capital Fund Program	
Revenue Bonds 2007	\$ 9,189,540
Energy Performance Contract	
Bonds	2,797,888
Private Financing Wells Fargo	
Bridge Bonds, Series 2007	7,750,000
LI Housing Tax Credits	\$ 12,577,665

**Land Area:** 2.5 Acres

**Original Year Completed:** 1967

**Total Units:** 209

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## *Project Information*

Leveraging DHA's HUD capital fund through an energy performance contract, DHA transformed AB Hirschfeld Towers into a sustainable energy-efficient building with enhanced architectural design. In 2008, AB Hirschfeld received an Eagle Award for building design. Renovation occurred through extensive community participation, planning, design and demolition of 250 obsolete public housing units. Replaced with, 209 contemporary, energy-efficient, senior and non-elderly disabled mixed finance rental units. The renovation included: abatement, upgrades to all mechanical systems and building envelope. Most significantly a pilot **\$1.9 million geothermal system** was installed to maximize energy efficiency through earth heating and cooling technology. 81 geothermal cores were drilled on the 2.4 acre site. Significant energy efficiency measures will be realized through interior & exterior lighting and water flow controls throughout. A state-of-the-art security system was installed for the building interior and perimeter. Exterior site reconfiguration was done to improve residential parking lots, open space, irrigation, patio, respite areas and new main entrance.

The reconfigured ground floor of AB Hirschfeld Towers includes manager & maintenance offices, a welcoming atrium, private resident entrance, library, and well defined *community space* of approximately 4,160 square feet for senior programming such as counseling, physical fitness programs, employment, training & education, nutrition and senior health programs.



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### Development Schedule

Construction:	December 2007 - October 2008
Relocation	April 2006 - January 2007
Demolition/Abatement	January 2007 - December 2007
Construction/Geothermal Systems	December 2007 - October 2008
Occupancy	December 2008



## *Unit Configuration*

	<u>Studio</u>	<u>1 BR</u>	<u>2BR</u>	Total
Total:	70	132	7	209

## *Project Team*

Project/Program Manager:	Denver Housing Authority
Architects:	Parikh Stevens Architects
Contractors:	Pinkard Construction Co.
Partners:	Colorado Housing and Finance Authority Xcel Energy Honeywell Building Solutions

