Benedict Park Place

Location: 305 Park Avenue West
Land Area: 14.9 Acres
Total Units: 688 (All Phases-Revised)
Project Value: $203,944,190
Funding Sources:
- HUD - HOPE VI $20,000,000
- Other DHA & Federal Funds $20,051,550
- City (Neighborhood Investment) $17,800,000
- City of Denver Funds $1,482,500
- Private Financing $117,703,610
- In-Kind Donations & Grants $5,095,440

Project Background

Through DHA’s $20 million HUD HOPE VI funds, the launch of Benedict Park Place included planning, design, the relocation of residents and demolition of 50 public housing units and 199 subsidized units for a total of 249 units.

The plan integrated the rehabilitation of the Thomas Bean Towers (189 units after rehab), reconnecting the street grid, creating 20,000 square feet of community space and 15,000 square feet of retail space in five phases. The plan features 5-story perimeter apartments; 4-story courtyard apartments; and 2 & 3-story townhouses. The “a” phases are homeownership and the “b” and “2” phases rental.

The overall project incorporates extensive green building design and energy efficiency measures. DHA has achieved various program designations across the phases including LEED for HOMES Pilot (Platinum Certification), LEED ND Pilot (Gold Certification), Enterprise Green Communities, Xcel (local utility) Energy Grants and many others to test and deliver progressively intense energy efficiency measures.

ARRA Stimulus Funds:

A total of $5.6 million in ARRA funding has allowed the Denver Housing Authority to create an additional 30 units of public housing as part of this phase and leverage over $15 million in tax credits, energy tax credits and energy grants.

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Development Schedule:

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<th>Phase</th>
<th>Construction Dates</th>
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<td>October 2004 - April 2006</td>
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<td>Phase 2</td>
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<td>Phase 5</td>
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Sustainability and Energy Efficiency:

Multi-Modal Transportation
The overall project site is within walking distance to light rail, a bus stop and a Denver Bike Share station, providing true multi-modal options to residents. Proximity to the Central Business District as a job center, a grocery store, a charter school, several parks as well as various community services makes the site extremely walk able.

Photovoltaic Solar
DHA will incorporate a 100kw photovoltaic solar program on its upcoming phase 5B. Using SunPower T5 Roof Tile system 96-cell solar panels, the project will be the site of the first all-in-one, non-penetrating photovoltaic rooftop at a public housing authority in the United States (U.S. DOE Solar America Initiative).

Consumption
As a demonstration project, Block 5B will reduce consumption of electricity by 437,138 kwh, which is a 50% reduction (over ASHRAE baseline), and reduce carbon emissions by 797,256 lbs per year. It is also projected that this phase will reduce the HUD utility subsidy by approximately $18,250 per year.

Water Detention
The overall site has taken steps to test and advance the integration of natural management of storm water. Through the use of porous landscape design, natural bioswales and slow flow underground pipe, the site attempts to minimize the impact of water quality and detention requirements with more reliance on natural processes.

Geo-Thermal
Phase 5B will incorporate a 42-bore wells geothermal system to supply domestic hot water and heating and cooling. Using a geo-thermal loop field coupled with a heat pump system, the project will significantly lower mechanical operating costs and, subsequently, facilitate the installation of the 100kw photovoltaic solar on the roof by eliminating rooftop condensing units.

Modular
The most recent phase has included the construction of 14 of its 89 units through a modular construction method that will help reduce construction waste and construction time to further DHA project sustainability goals.

Urban Gardens/Healthy Foods
DHA has planned an Urban Garden in collaboration with the adjacent Ebert Elementary School that will activate open space and help teach students the importance of healthy, fresh food. DHA has also incorporated small urban farming efforts on vacant land held for the future homeownership phases.