

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.

continued ►

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Development Schedule:

Construction: June 2004 – June 2010

Phase 1	October 2004 - April 2006
Phase 2	August 2005 - December 2006
Phase 3	June 2007 - December 2008
Phase 4	June 2008 - January 2009
Phase 5	May 2010 - October 2011 (Planned)

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 bios Wales 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 roof-top 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.

Award Winning

Outstanding Green Building

Block 3B, the second phase of the redevelopment project, was feted with the "2009 Gold Hard Hat Award for Outstanding Green Building Project" by Colorado Construction as Best Project of 2009. This portion of the project features 93 mixed income units spread over four buildings.

National LEED® Award

In addition, the U.S. Green Building Council, in collaboration with the Congress for the New Urbanism and the Natural Resources Defense Council, recognized the outstanding accomplishments of DHA's project team by awarding the "LEED® for Neighborhood Development Certification" for Block 3B.

The recognition was awarded for excellence in the built environment, earning the site a place among the finest developments incorporating the principles of smart growth, urbanism and green design.