Landscape, Architecture, and Parking Templates for Affordable and Accessible Housing

Project By:
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Project Client:
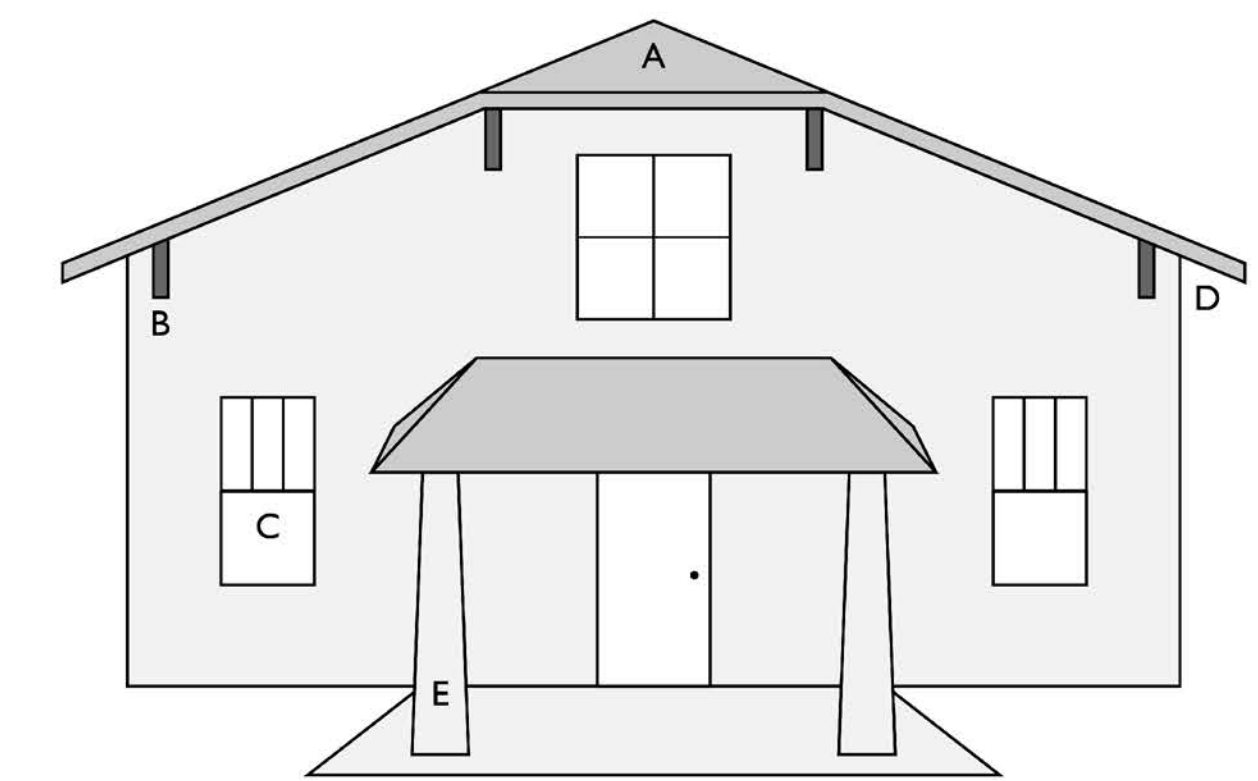City of Pueblo Department of Planning & Community Development

Master of Urban and Regional Planning
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO **DENVER**

The City of Pueblo's Community Commission on Housing and Homelessness (CCHH) has found that it is more difficult for developers to build affordable and accessible housing within the City of Pueblo due to local code requirements that increase development costs. This capstone project focused on reducing development costs in the City of Pueblo in order to encourage the development of affordable and accessible housing. To do this, this capstone project completed three objectives:

1. Explored the feasibility and effectiveness of providing pre-certified or non-certified landscape, architecture, and parking templates to developers to reduce their design and engineering costs.

2. Provided the City of Pueblo with policy recommendations concerning templates, ways to reduce development costs, and ways to encourage affordable and accessible housing development.

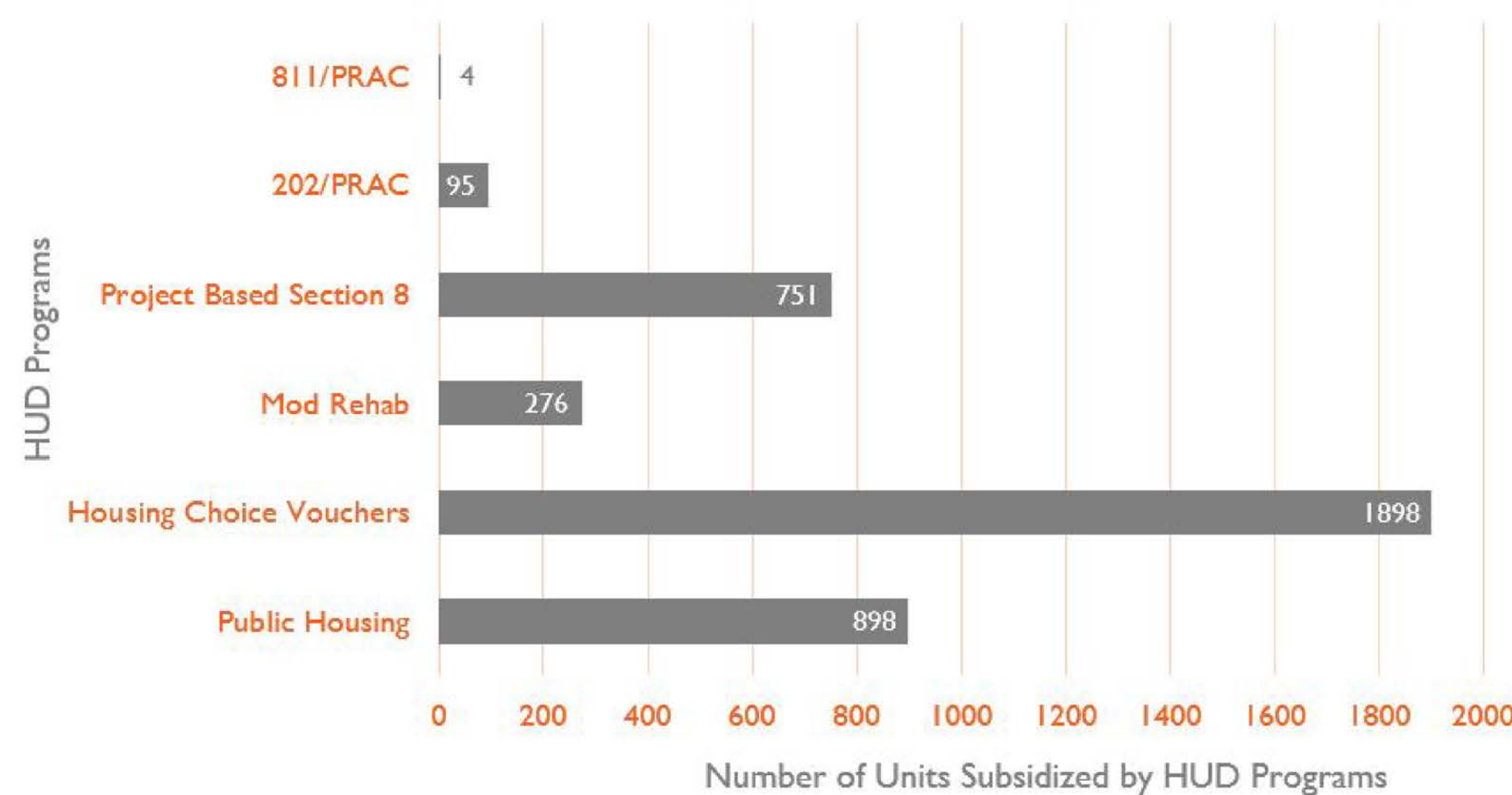3. Conceptualized a potential template system by creating sample templates.

A: Clipped Gable
B: Knee Braces at Eaves
C: Divided Upper Window Lights
D: Overhanging Eaves
E: Large Battered Porch Columns

Photo Examples:

Images from Google Maps

AFFORDABLE HOUSING SUPPLY AND DEMAND

HUD Subsidized Units in the City of Pueblo (2019)

HUD Programs	Number of Units Subsidized by HUD Programs
811/PRAC	4
202/PRAC	95
Project Based Section 8	751
Mod Rehab	276
Housing Choice Vouchers	1898
Public Housing	898

Comparison of Families Below Poverty Level and Federally Subsidized Housing Units in the City of Pueblo

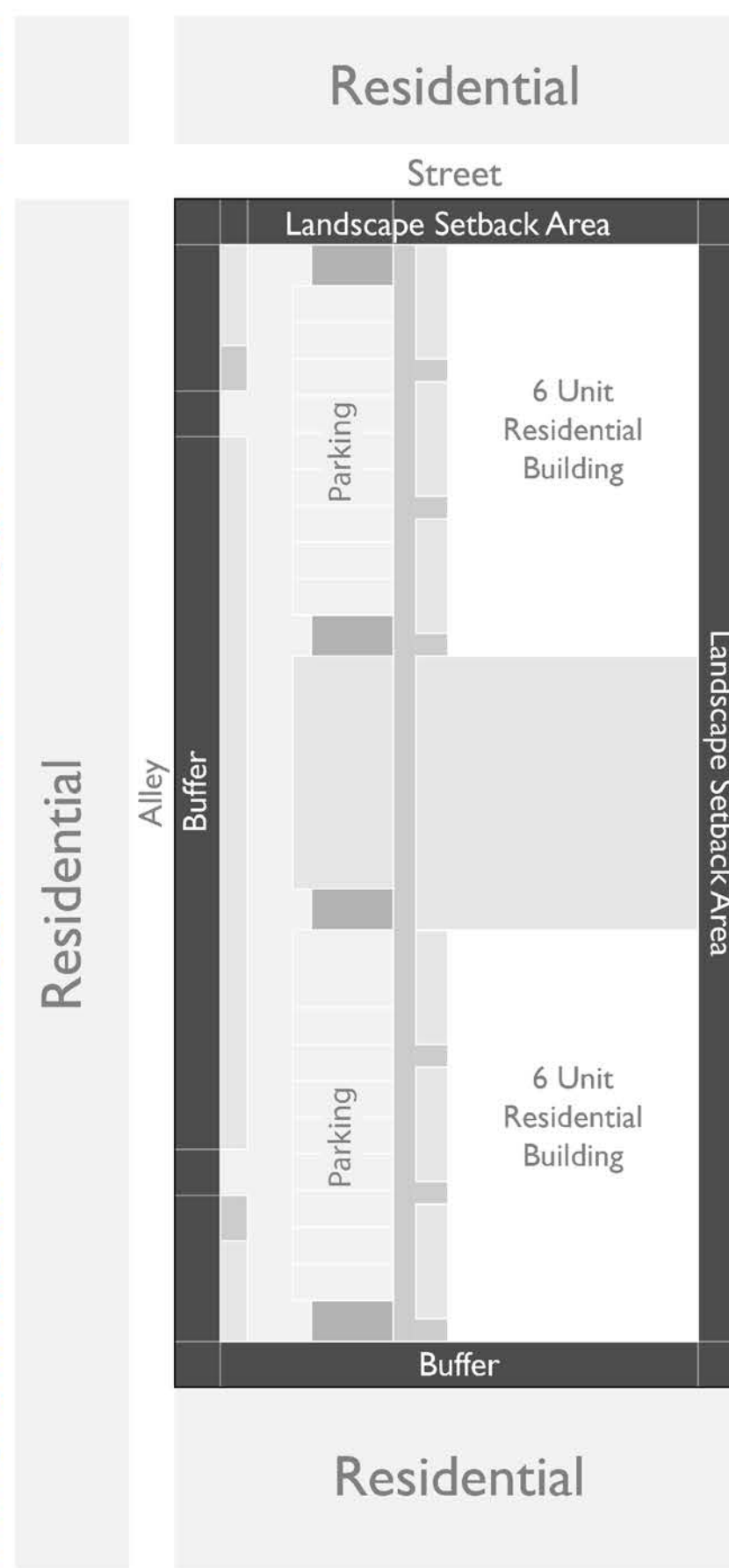| Families in Pueblo	Estimate	Percent	Housing Units in Pueblo	Estimate	Percent
Families Below Poverty Level:	4,821	18.6%	Federally Subsidized Housing Units:	3,922-4,963	8.1-10.2%
Total Families:	25,921	100%	Total Housing Units:	48,702	100%

PRIMARY RECOMMENDATION

Research and explore the following types of templates: Partially Pre-Certified Templates, Pre-Certified Elements, Fast, Easy to Certify Templates, and Informational Templates. Choose which one(s) to implement.

Survey developers to see which template types they would most appreciate.

Survey the community of Pueblo to see how they perceive the pros and cons of each template type and what their priorities are.

Survey city staff to see what benefits and challenges they foresee for each template type.

Residential

Street

Landscape Setback Area

6 Unit Residential Building

Parking

Residential
Alley
Buffer

Landscape Setback Area
Street

Commercial

Parking

6 Unit Residential Building

Buffer

Residential

LANDSCAPE SETBACK AREA:
The area of a site that is along a street right-of-way; must be at least 10 feet wide. Tree, shrub, and ground cover requirements are found in code section 17-4-7(b)(3)a. 70% of the landscape setback area must have living plant material. Full requirements are found in code section 17-4-7(b)(4)a.
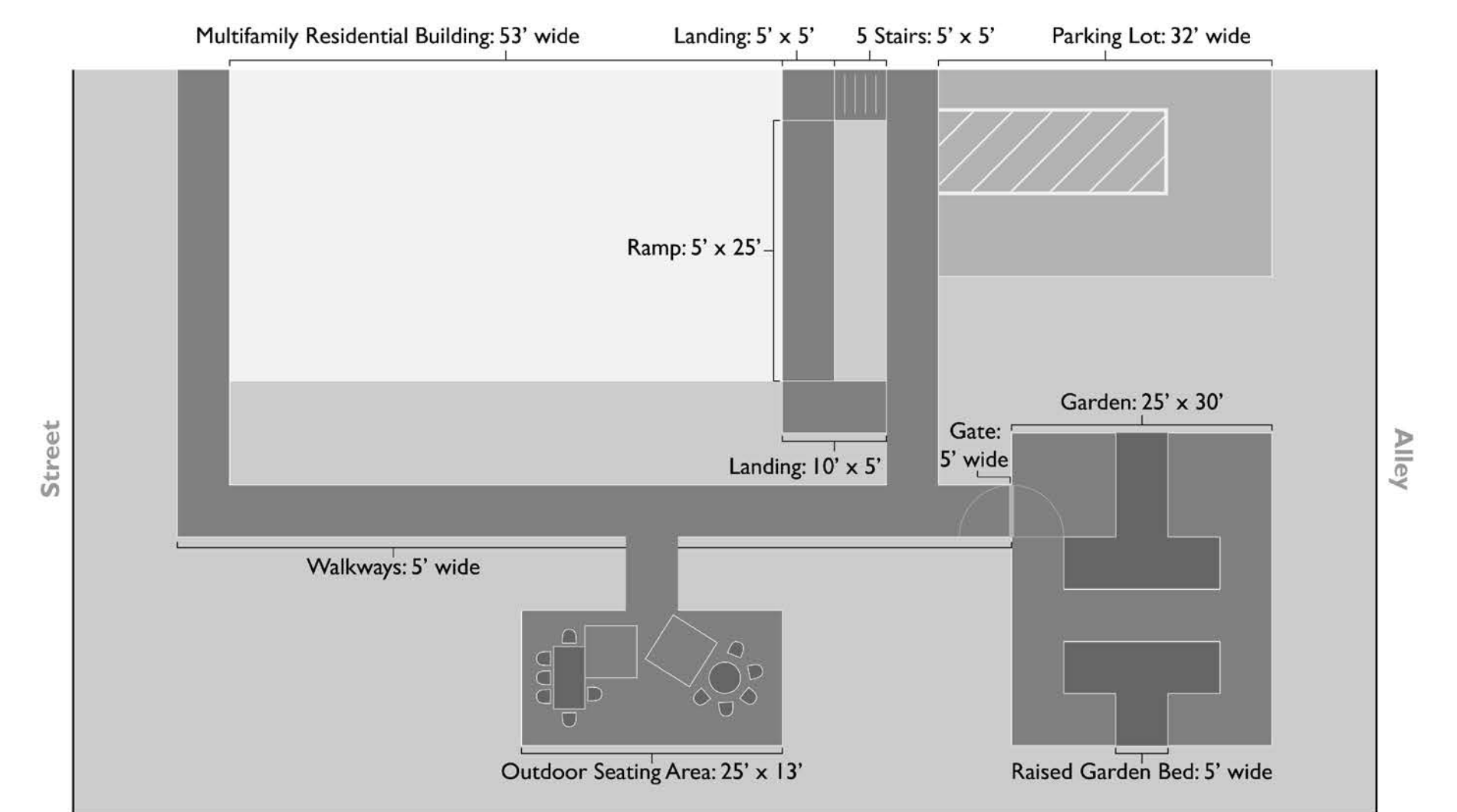
BUFFER:
The area of a nonresidential site that borders a residential property; must be at least 10 feet wide. (Multifamily housing is currently considered nonresidential). Tree and fence requirements are found in code section 17-4-7(b)(3)d.

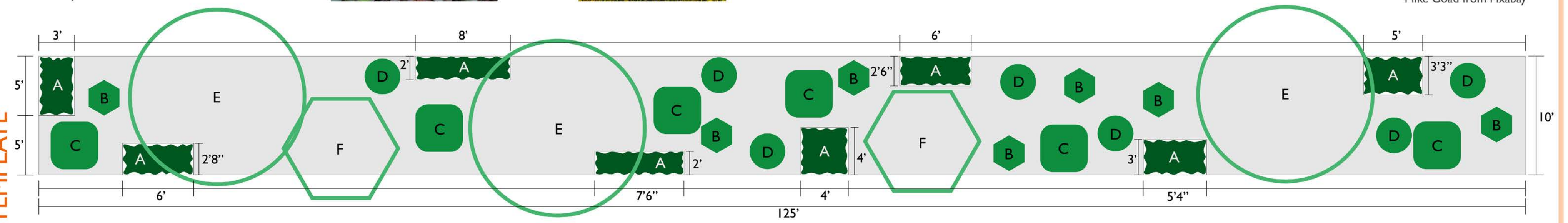See code section 17-4-7 for complete landscape performance standards.

WALKWAYS:
-Hardscaped paths between all outdoor areas
-3 foot min. width
-Running slope no steeper than 1:20
-Cross slope no steeper than 1:48
-Wider passing sections along paths less than 5 feet in width

STAIRS:
-Uniform riser heights and tread widths
-Riser height: min. = 4 inches, max. = 7 inches
-Tread width: min. = 11 inches
-No open risers
-Handrails on both sides

RAMPS:
-Running slope no steeper than 1:12, though use the smallest slope possible
-Cross slope no steeper than 1:48
-3 foot min. width between handrails
-Max. rise = 30 inches per run
-Landings (min. length = 5 feet) at the end of each run
-Landing width: at least as wide as the ramp. If there is a direction change, min. width = 5 feet
-Handrails on both sides of ramps with rises greater than 6 inches

GARDEN:
-Raised garden beds
-Space for wheelchairs to navigate
-Hardscaped paths

OUTDOOR SEATING AREA:
-Provide enough room for wheelchairs to sit at tables, around firepits, or in other seating areas
-5 foot by 5 foot area for wheelchairs to turn around

PARKING LOT:
-Provide accessible parking.

DOORS AND GATES:
-No revolving doors, gates, or turnstiles
-Min. opening width = 32 inches
-Min. width for openings more than 2 feet deep is 3 feet
-Maximum threshold height is 1/2 inch

Multifamily Residential Building: 53' wide
Landing: 5' x 5'
5 Stairs: 5' x 5'
Parking Lot: 32' wide
Ramp: 5' x 25'
Garden: 25' x 30'
Gate: 5' wide
Landing: 10' x 5'
Street
Alley
Walkways: 5' wide
Outdoor Seating Area: 25' x 13'
Raised Garden Bed: 5' wide

A: Stonecrop (125 SF)
B: Soapweed Yucca
C: Rabbitbrush
D: Littleleaf Mountain Mahogany
E: Chinkapin Oak
F: Pinyon Pine

A.

C.

Stonecrop Image by Erin Lea from Pixabay

Rabbitbrush Image by Mike Goad from Pixabay