

Living Wisdom Village – Elders Creating Community (LWV)

Final PUD Narrative

CPOCH is building a village of 20 small homes in Crestone for seniors 55+ to age in place with affordable and predictable housing expenses. LWV will provide housing for primarily low-income seniors, including those currently homeless/transient. Seniors who need to downsize from homes they are no longer able to maintain and semi-independents, who for reasons of frailty, immobility, or distance from others, need to be housed closer to services and friendly, helpful neighbors, will also find a new home at the Village. All these seniors wish to remain in the Crestone/Baca community, where their friends and connections are. The project will be supported by a community center, providing a focal point for communal meals, creative endeavors and other enrichment activities, and connection for seniors throughout the county. An onsite maintenance facility will assure long-term maintenance of the Village; maintenance will be performed by CPOCH staff and funded by rental income. LWV will create a strong sense of place, where seniors can maximize the quality of their lives in an environment that offers both privacy and community. It is structured to include a balanced range of income and demographic segments of the county.

LWV will utilize modular housing from indieDwell, a leader in affordable, energy efficient, healthy, durable homes. The community and maintenance buildings will be premanufactured steel structures, provided by Alcon Construction. The selection of premanufactured buildings will allow the Village to be constructed rapidly, enabling occupation in a relatively short time. Construction is scheduled to begin by mid/late summer 2021 and will be completed within 4-6 months, dependent on vendor schedules and weather. All residential structures will be sprinklered, and fire protection will be further supported by an on-site hydrant.

The character of the planned unit development is a low-density residential community composed of sixteen (16) residential units in a duplex configuration and four (4) single detached residential units anchored by a 1,600 square foot community building and a 250 square foot maintenance building. The buildings and carports cover ~7.2% of the total acreage.

The development is accessed through an internal 22' wide private street that enters the site east of the E. Lime Ave and S. Hemlock Street intersection and continues south, terminating in a turnaround close to the southern property boundary line. The residential units align the east and west edges of the internal drive that includes attached sidewalks, making the community pedestrian friendly. The community building and the community garden are located near the private drive entry point.

The Village is planned in a manner that creates a vibrant, warm senior community without detracting from the existing natural, dramatic beauty of the landscape. To that end, only a portion of the site closest to town infrastructure is being developed; a large portion of the site will remain untouched in its pristine semiarid, alpine valley ecosystem.

The residential units will be compact, one-story structures with associated parking space that is accessed from the private drive. The homes are set back approximately 20' from the property line and 10' from the back of the attached 5' wide concrete sidewalk of the internal street. The residential units will face and have entry off the internal street, providing a neighborhood feel

and privacy. All residences include individual parking spaces and sixteen (16) of the units have sufficient driveways to accommodate guest parking. Six additional parking spaces are located within the Village for staff and visitors. Outdoor lighting will be motion sensing solar adaptive on 12' poles. When no users are present, the lighting will dim to preserve energy use and the night sky.

The material, color and form of the residential units are in keeping with the character of homes within Crestone/Baca. Exterior siding will be cementitious fiber board, horizontal siding that mimics wood siding; buildings will be painted in neutral color schemes that blend with the landscape and other homes/structures in the area. The residential units will have a pitched roof of 5/12 and will be finished with metal roofing. The similar aesthetic will apply for the community and maintenance buildings. The maximum height of all buildings will not exceed 20'.

LWV further takes advantage of the provisions of PUD regulations in the following ways:

- The plan includes a community building, which in addition to providing a meeting place for residents, will include a laundry facility, office, and private meeting room for health practitioners to visit onsite. Two new jobs will be created to support ongoing administration and maintenance of the Village. Community service providers will benefit by the consolidation of many elders, coming onsite to provide services such as personal care, physical therapy, massage, yoga/exercise classes, senior nail care, dog walking, house cleaning and grocery delivery.
- The Village is innovative in providing a solution to the lack of affordable housing for seniors. The selected modular housing is built sustainably, will be constructed quickly, and is aesthetically aligned with the community. Use of premanufactured structures for community and maintenance buildings supports affordability and allows for rapid construction.
- The location of the Village centralizes seniors closer to services and social interaction opportunities downtown, and it is anticipated that many residents will choose to walk to town.

The existing Town street corridor (Alder to Lime) will provide adequate access for the development. The Traffic Analysis performed by SGM Engineering estimates that the Village will generate 85 vehicles per day. This data is based on the Institute of Transportation Engineers Trip Generation Manual, consisting of data collected from primarily urban land uses; given the rural nature of Crestone, actual traffic is anticipated to be much less from this site.

CPCH owns the property LWV will be constructed on. The Village will be owned, operated, and maintained by CPCH and associated expenses will be paid through rental income. There are no conveyances that need to be addressed. The CPCH board is actively discussing future residents' use of common areas and has begun crafting a series of policies and agreements that will govern this topic. The project timeline identifies September 2021 as the deadline to have all lease and governance documents completed.

Future signage for the Village will consist of a freestanding sign not to exceed 24 SF in area; a sign permit will be applied for once construction has begun.

CPCH completed an updated housing market study in July 2020, which reported a demand for 151 new rental units for seniors in Saguache County; this represents a 62% increase in 4 years, when the 2016 Housing Market Study reported the demand at 93 units. As of the date of the final

PUD submission, there are already 50 names on the wait list for LWV. The need for affordable senior housing is evident, and we hope that the Town will partner with CPCH to get this housing built as quickly as possible.

Final PUD package inclusions:

- Construction documents
- Presentation site plan
- CPCH Narrative
- SGM Drainage Memo
- MET Geotechnical Engineering Study & Addendum
- SGM Traffic Analysis
- Commitments from Utility & Service Providers
 - Northern Saguache County Fire Protection District / Fire
 - San Luis Valley Rural Electric Cooperative / Electric
 - Saguache County Sheriff's Office / Police
 - Baca Grande Water & Sanitation District / Wastewater
 - Baca Grande Ambulance Service