

Three Peaks



Santa Fe's New Intergenerational Community



Mariela Anahi
Herrick
MCP '20



Meaghan Lyons
M.Arch '20



Cody Zeger
MPP '21



Dylan Westhoff
MRED+D '20



Cali Slepik
MCP '21



Three Peaks

An Intergenerational Community



Serving All
Ages & Abilities



Fostering
Community



Celebrating
Art & Nature



Ensuring
Feasibility



Connecting to
Santa Fe





Three Peaks

An Intergenerational Community



Serving All Ages & Abilities



Fostering Community



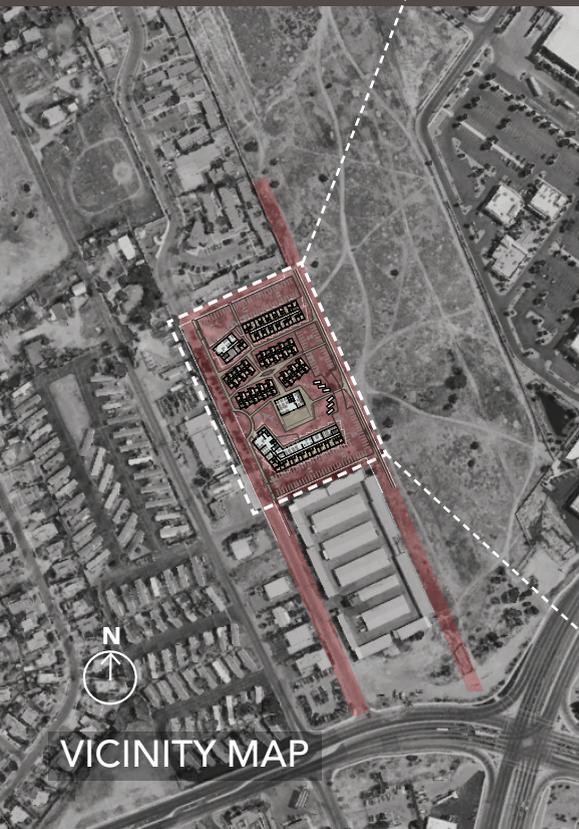
Celebrating Art & Nature



Ensuring Feasibility



Connecting to Santa Fe



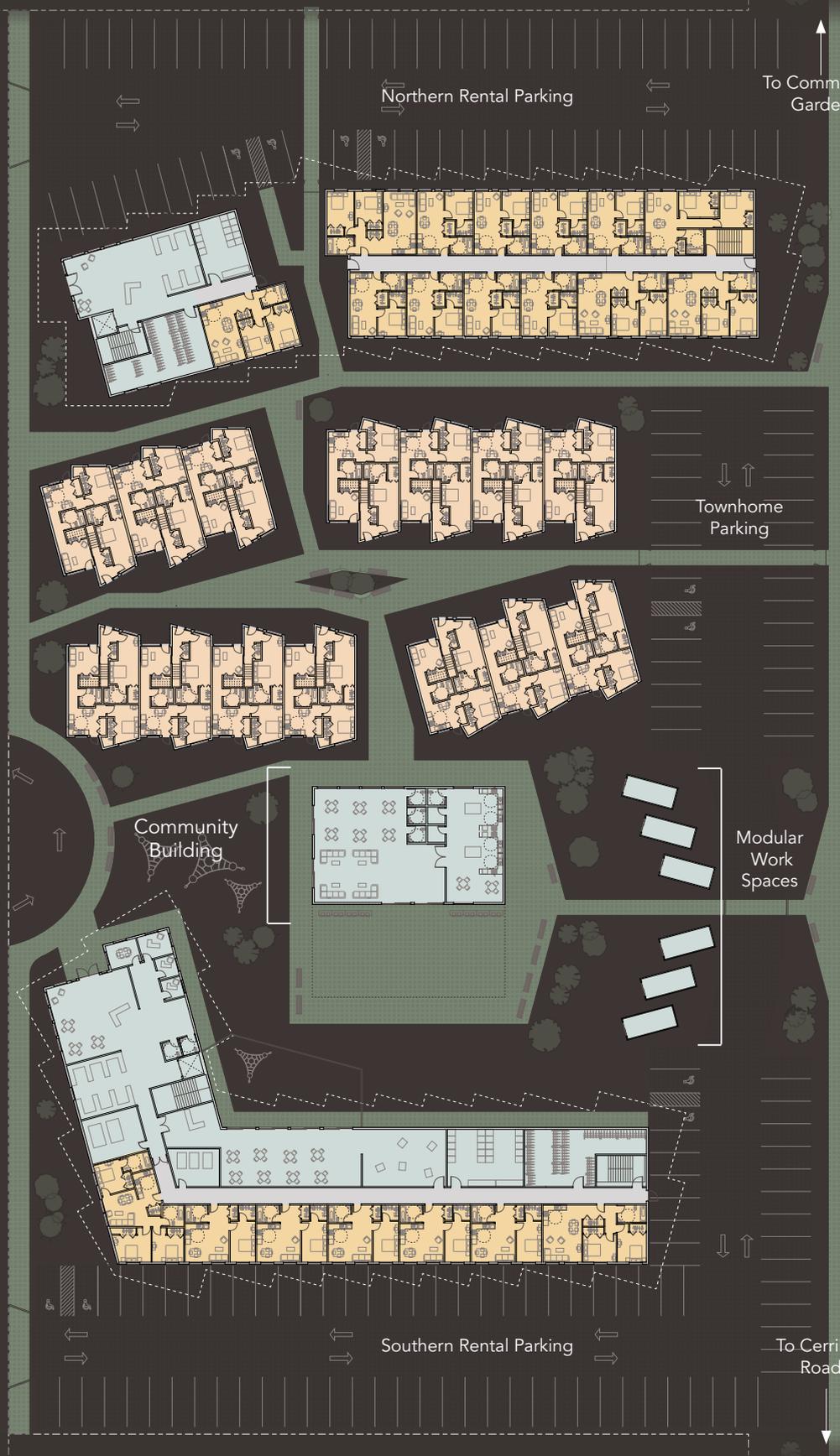
VICINITY MAP

Northern Rental Building

Townhomes for Ownership

Southern Rental Building

Camino de Jacobo

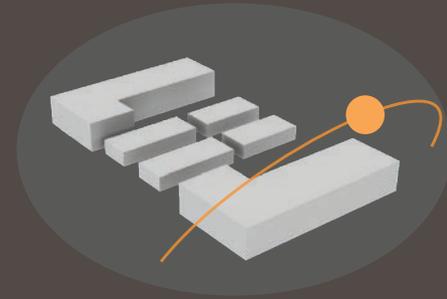


Rental Units

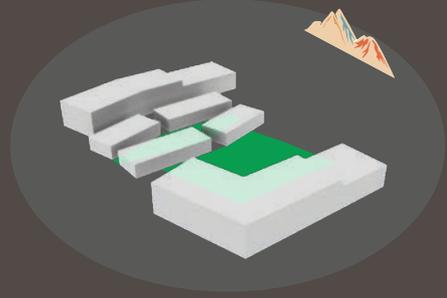
Townhomes

Resident and Community Services

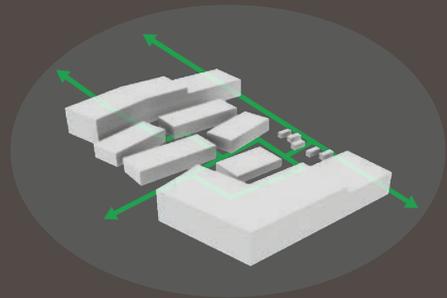
Greenway



Optimize Solar Orientation



Open Plazas Toward Mountains



Ensure Greenway Connectivity



SITE PLAN

MASSING SERIES



Three Peaks

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Serving All Ages & Abilities



Fostering Community



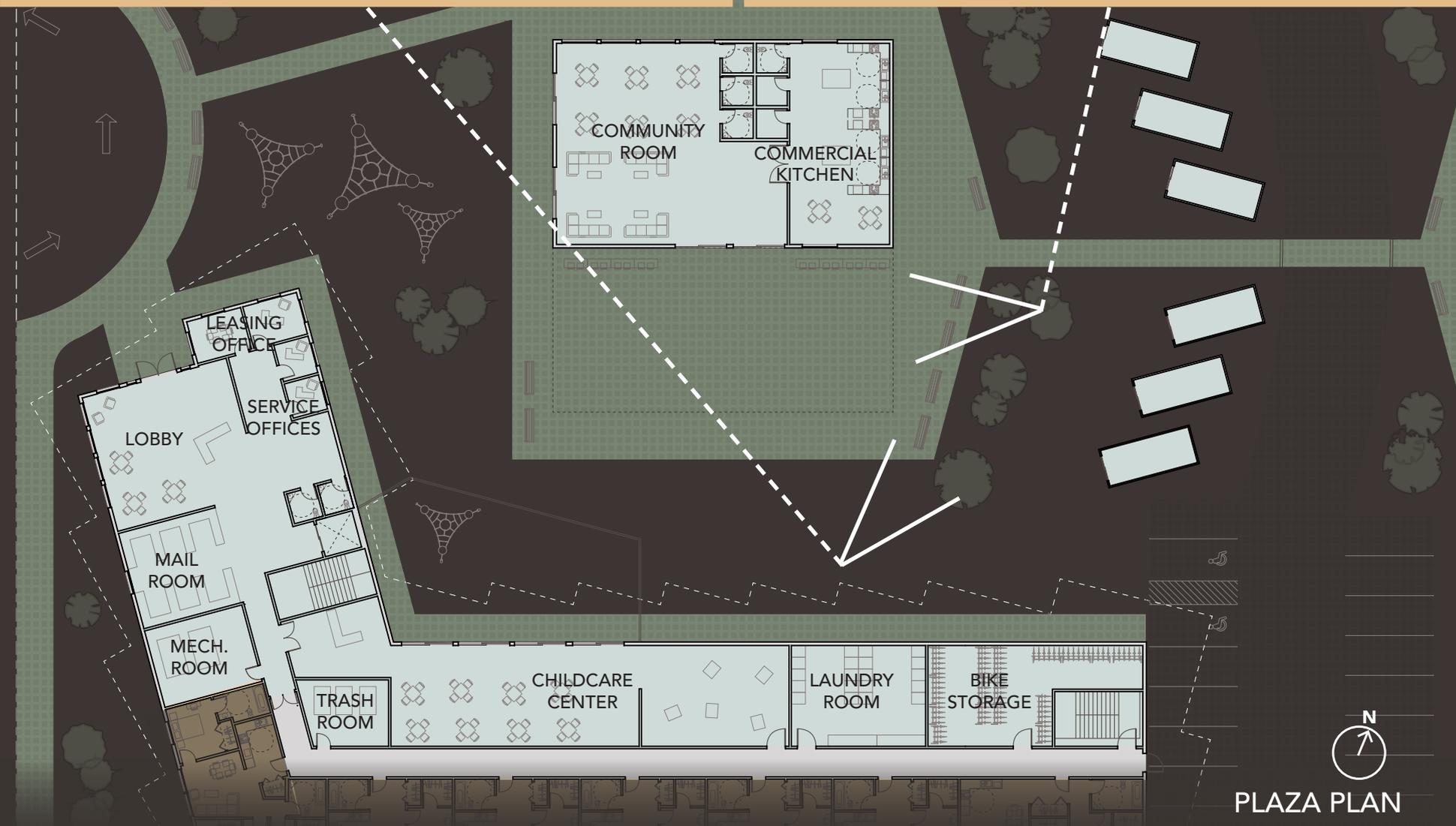
Celebrating Art & Nature



Ensuring Feasibility



Connecting to Santa Fe



Camino de Jacobo

A SAMPLE OF OUR COMMUNITY PARTNERS



PLAZA PLAN



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ART + SUSTAINABILITY FEATURES



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Feasibility**



**Connecting to
Santa Fe**

- 147** Rental Units
- 36** Project Based Vouchers
- 28** Homeownership Units

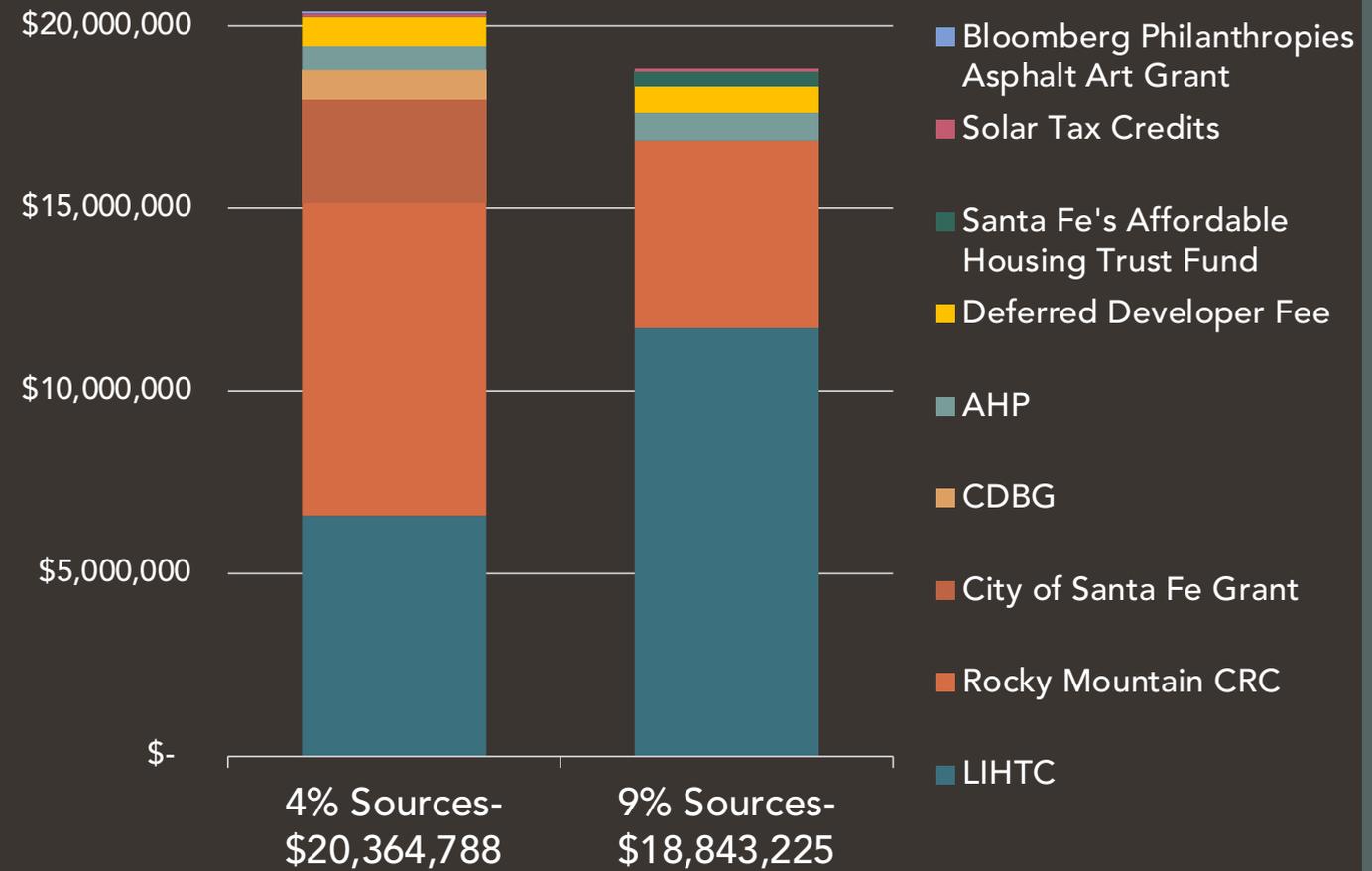
Total Project Cost: \$44,776,560

- Per Unit (Rental):** \$266,721
- Per 1 Bed (Ownership) :** \$175,000
- Per 3 Bed (Ownership) :** \$225,000

Commercial Income:
Childcare, Plaza Events,
Modular Work Units,
Farmers Market

RENTAL FINANCING

Operating Metrics	Year 1	Year 20
OPEX Per Unit	\$4,187	\$7,343
NOI	\$938,846	\$916,486
DSCR	1.42	1.39
Cashflow After Debt Service	\$277,509	\$255,149





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Fostering
Community



Celebrating
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Ensuring
Feasibility



Connecting to
Santa Fe



Jacob D.
Martinez
Housing

Vacant
Parcel



Thank you!



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