



CROSSING POINTE NORTH THORNTON, CO

Light Rail is Catalyst for Affordable Housing in Thornton

Client: Maiker Housing Partners
Site Area: 60,450 S.F. /1.95 acre
Density: 61 units - 31 DUA
Completion: 2019
Construction est.: \$15.7M
Contact: Sara Vogl
 Senior Housing Developer
 Maiker Housing Partners
 303.227.2076
 svogl@maikerhp.org

Crossing Pointe North is an affordable senior and family housing community located adjacent to the Colorado & 104th St. light rail station in Thornton, Colorado. Though the affordable housing project is within walking distance of community-serving retail, the site is bound by permanent open space on two sides.

Crossing Pointe North is the first completed building within a larger site plan that incorporates three buildings organized around landscaped courtyards which will serve as extensions of the various amenities provided. Crossing Pointe North's features and courtyards both encourage community building and promote a healthy lifestyle by providing spaces for interaction and healthy activities like vegetable gardens, active play equipment and gathering plazas. Two of the buildings in the larger plan will be four-story multifamily residential, while the third, Crossing Point North is a four-story senior living building. Together the affordable housing project will provide 206 dwelling units with surface and underground parking. The units at grade have walk-up entries and patios fronting the courtyards, while the upper units enjoy mountain views to the west.

Two indoor community spaces in Crossing Pointe North create gathering and amenities for the senior residents as well as for their families in separate facilities.

Design Features

- Four-story Type V and Type I construction
- Three courtyards, with unique character
- Community gardens
- Active play equipment and splash fountain
- Active stairs in the lobbies
- Stoops and patios fronting the courtyards

Green Features

- Enterprise Green Community
- White TPO roof reduces heat island effect
- Cement board siding
- Energy Star appliances
- Drought tolerant landscaping
- Air barrier building envelope
- Low U-value windows