



ZIPPER LINE STRATEGIES
WE EAT ZONING FOR BREAKFAST

January 29, 2025

Ariana Muca
City of Aurora | Planning Services
1515 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

**RE: Grovewood The Stables #1842883 | 10850 E. Exposition Ave.
Parcel #1973-14-3-01-016
Site Plan and Replat Letter of Intent and Conformance**

Ariana,

On behalf of Grovewood Community Development (Exposition Avenue Ventures, LLC) the new landowner of the former Aurora Horse Stables site, we are pleased to submit this site plan and replat for an approximately 4.79-acre site that will be home to a new multi-generational affordable housing community at 10850 E. Exposition Avenue.

This application has been prepared by the following parties:

Owner/ Developer

Exposition Avenue Ventures, LLC
(Grovewood Community Development)
7951 E. Maplewood Ave #100
Greenwood Village, CO 80111
Contact: Julie Hoebel
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Architect + Civil Engineer

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301 W. 45th Avenue
Denver, CO 80216
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Planner

Zipper Line Strategies
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Denver, CO 80220
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Landscape Architect

Flow Design Collaborative
301 W. 45th Avenue
Denver, CO 80216
Contact: Christopher Hoy
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Electrical Engineer

MV Consulting
4640 Pecos St, Unit F
Denver, CO 80211
Contact: Marcus Vahling
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PROJECT DESCRIPTION

Site Design, Program and Amenities

The vision for The Stables is to create an inclusive, multi-generational campus where individuals, families, and seniors – including those with disabilities and special needs – find a home that nurtures a sense of belonging, community, and access to the amenities and resources needed to achieve their best quality of life. The Stables will serve cost burdened individuals, families and seniors earning between 30%-80% of the area median income (AMI). The development will be delivered in two phases: Phase 1 includes an 85- unit affordable housing apartment building with a mix of 1-, 2- and 3-bedroom units for cost burdened individuals and families and Phase 2 will be a 49-unit senior affordable housing apartment building with a mix of 1- and 2-bedroom units, for a total of 134 units onsite at full build-out.

Onsite amenities will intentionally support families with larger units and indoor and outdoor amenities for play and youth programming. Seniors will enjoy a passive courtyard, outdoor gardens, and gathering spaces for social engagement and wellness programming.

The subject property was home to Aurora Horse Stables which was operational from 1947-2023 and is currently vacant. This infill site is adequately served by existing infrastructure that supports the redevelopment and reinvestment principle identified in the *Aurora Places Comprehensive Plan* (p.57). The property is also close to The Gardens on Havana Shopping Center, two grocery stores and is a half-block from the Havana Street corridor. There is access to several RTD bus routes along Alameda, Havana and Mississippi which have connections to RTD commuter rail lines which is a benefit to this future intergenerational workforce/affordable family and senior housing community.

The property is zoned R-4 and adjacent zoning includes R-4 to the south, R-3 to the north and west, and open space to the east. The site is immediately adjacent to apartment complexes to the west and south, with Expo Park to the north, and the Westerly Creek Trail and Highline Community Elementary School to the east.

This development was awarded Low-Income Housing Tax Credits (LIHTC) by the Colorado Housing Finance Authority (CHFA) in November 2024. To comply with the LIHTC requirements this project will need permits in hand no later than November 2025.

Parking

We are providing a total of 148 surface parking spaces for both phases. Unlike market-rate multifamily development that is often occupied by unrelated people cohabitating; with each renter (by bedroom) owning a personal vehicle, The Stables will be occupied entirely by cost-burdened individuals, seniors and families, where it is atypical for non-related persons to occupy a unit, specifically because of the income qualification requirement associated with the tax credit funding (joint incomes are attributed to the household), and because full-time students are generally not allowed in LIHTC funded housing which further deters roommate occupancies. This means that on average, affordable housing developments generally park at less than a 1 space per unit (or 1 space

per household) ratio. Additionally, cost-burdened individuals and families who earn 60% AMI or below typically cannot afford more than one vehicle.

Due to this being an intergenerational housing community, we anticipate 49 units to be rented by cost-burdened senior citizens (in Building B), who often do not own more than one vehicle, further decreasing the overall parking demand for this site.

Phase I Parking			
Use	Parking Ratio	# Units or GFA	Total
Affordable Housing	0.85 spaces/ unit	85	73
	1 space/ 5 units guest parking		17
Office	1/ 1,000 SF GFA	1,000sf	1
Total Required Parking Spaces Phase 1			91
Phase 2 Parking			
Senior Affordable Housing	0.85 spaces/ unit	49	42
	1 space/ 5 units guest parking		10
Total Required Parking Spaces Phase 2			52
Total # of Parking Spaces Required for Both Phases			143
Total # of Parking Spaces Provided for Both Phases			148

Per the table above, we are exceeding the code minimum for parking. All parking spaces are within 660 ft. of all primary building entries on all buildings.

Architecture

The architectural forms and materials for The Stables are intended to provide an interesting façade with a clear base, middle and cap seen from the neighborhood edges. The 4-story residential buildings will utilize high-quality, durable building materials that will provide a modern and pedestrian-scale design, enhancing the character of the neighborhood. The building design substantially complies with the vertical and horizontal articulation methods as described in Table 4.8-3 and Table 4.8-4 of the Aurora UDO in that a change in material, texture, patterning, or color extends the full height of the primary façade excluding the ground level. There is a change in fenestration pattern and wall notches, breaking up the mass of the buildings. Vertically, there is enhanced architectural detailing, material changes, horizontal offsets, and variation in window sizes.

The buildings will be designed to the Enterprise Green Communities, Zero Energy Ready Homes and will participate in Xcel Energy's Energy Design Assistance Program. Energy conserving attributes include sub-metering of electricity, in-unit electrical consumption monitoring and

programmable thermostats. Exterior insulation and window performances will meet International Energy Conservation Code (IECC) 2021 requirements.

Building A will be a 4-story building. Amenities include a courtyard with a children's playground, basketball half-court, seating, and contemplative spaces. Building B is a senior living building comprised of 1- and 2- bedroom units. Each building contains a mix of onsite residential amenities that include community lounges, community rooms and fitness areas.

AURORA FEE WAIVERS

This affordable housing development has an agreement with the Aurora Housing Authority, and our understanding is that this agreement waives all impact fees.

CONFORMANCE WITH MAJOR SITE PLAN CRITERIA FOR APPROVAL

This site plan complies with the criteria for site plan approval through the following:

- A. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The site substantially complies with the UDO by meeting all code requirements and adopted City regulations.

- B. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

The subject property is in a well-served infill site, and the proposed development will not result in undue or unnecessary burden on the city's existing infrastructure. Please see enclosed site plan and replat that accompany this letter. The design of the site and buildings maximize the efficiency of development and connection to its neighborhood context. This development provides excellent and safe pedestrian paths within the site and along the E. Exposition Avenue right-of-way.

A traffic impact study by Fox Tuttle Transportation was submitted to the City of Aurora Engineering as part of the Site Plan application and it was determined that the proposed roadway system can adequately accommodate the projected traffic volumes for buildout conditions for The Stables.

- C. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

The site is in an infill location without any significant geographical features to preserve or highlight.

- D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

The site is in an infill location immediately along E. Exposition Avenue. The site is designed with sidewalks that lead to E. Exposition Avenue and connects to existing infrastructure for residents to be able to safely traverse the site as a pedestrian.

- E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

The scale of the buildings will fit in with the scale of the neighborhood. The adjacent properties are primarily apartment communities to the north, south and west, with Exposition Park to the northeast and the Westerly Creek Trail to the east.

- F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

This application mitigates adverse impacts to the best of its ability while complying with city code. Please see enclosed site plan application materials that accompany this letter.

We look forward to working with the City of Aurora to make this future multigenerational affordable housing community a success. Please feel free to contact us at any time if you have any questions or concerns.

Sincerely,



Alisha Kwon Hammett

Zipper Line Strategies