



August 13, 2024

Ariana Muca
City of Aurora
Planning and Development Services
15151 E. Alameda Parkway
Aurora, Colorado 80012

RE: Letter of Introduction – Stanley 98 Site Plan Submittal

Dear Ms. Muca:

The Stanley 98 apartment development is an affordable multifamily housing project being developed and owned by the Housing Authority of the City of Aurora. The development is located near the intersection of Joliet Street and East 25th Ave.

Background and Funding: Stanley 98 is an affordable housing development funded with competitive state and federal low income housing tax credits awarded by the Colorado Housing and Finance Authority (CHFA). The demand for tax credits is four times that of the supply. The number of units and amenity components promised in CHFA application cannot be altered after an award of tax credits. Stanley 98 includes the following components:

1. One building with 75 apartments, including 31 one-bedroom, 31 two-bedroom and 13 three-bedroom units.
2. Offices for on-site property management, family services programming, compliance and maintenance.
3. Resident amenities including a rooftop deck, computer lab, package storage, bike storage, and community meeting space.
4. Exterior amenities including seating, various playgrounds, picnic and barbeque area.
5. A pedestrian bridge to connect over the 25th Drive drainageway.

Given site constraints, in order to build the physical components promised, AHA and the City of Aurora must work intentionally to address any concerns on the site. Consolidation of parcels, the vacations of alleyways and portions of Jamaica Street and East 26th Place, and an aerial apparatus for fire safety have been taken into design consideration and coordinated with City staff through the pre-application process.

An award of tax credits comes with hard deadlines for completion, and coupled with tax credit investor contribution dates. Overall, our timeline is as follows:

~March 3, 2025 - Completion of Architectural Construction Design Plans

~May 30, 2025 - Finalize project construction cost (GC GMP)

~July 11, 2025 - Building Permit Approval and Close of tax credit partnership

~July 21, 2025 - Begin Construction
~November 13, 2026 - Construction Completion-TCO (15 mo.)/Placed in Service
~January 1, 2027 – Lease up/100% Qualified Occupancy

Physical Site: The existing lot, 2.71 acres (117,853 SF+/-) site, which is currently owned by the Housing Authority of the City of Aurora and is vacant. A total of 75 units will be provided in this proposed development, with a mix of 1-, 2-, and 3-bedroom units, for a total density of 27.7 units per acre. The site is zoned OA-MS and no change in zoning is proposed.

It is important to note that the Applicant, the Housing Authority of the City of Aurora (AHA), is an affordable housing provider whose **mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.** The Housing Authority desires to maximize the density of the site and serve the largest number of households on the parcel. These households will pay a reasonable rent and have the chance to improve their own well-being as well as contribute to the City of Aurora's economy. Stanley 98 will provide 75 affordable rental apartments meeting a portion of the City's production goals. This goal states a need for 3,500 new units per year to keep up with projected new jobs as per the City of Aurora Housing Strategy 12/21/2020.

Because of the infill nature of the site, the project is unique and the design team is working with constraints. The proposed development will require parcel consolidations, and vacations of alleyways and portions of Jamaica Street and East 26th Place. The project borders an open space amenity to the north, and will provide a pedestrian bridge connection to the adjacent neighborhood on the north side of the development. The building location on the site plan will activate Jamaica Street as the building entrance, and will incorporate a private drive for an aerial apparatus road to the north. The building will also have prominent frontage onto the existing Joliet Street. Entry to the site will be enhanced through specialty paving on Jamaica Street, prioritizing residential safety. Parking will be located on the western half of the site with guest parking spaces located along the new private drive just north of the parking lot, as well as on Joliet Street where directly abutting the parcel. The building footprint allows for a privatized south-facing courtyard amenity to help buffer the existing residential properties along East 25th Avenue to the south, and maximizes views from residences onto the open space to the north.

A landscape buffer adjustment to the north has been requested and given by City staff understanding the need to prioritize housing, parking and amenity spaces on the site.

The proposed site plan has used the site plan criteria in Section 146-405(F) as a basis for the development.

1. The development is consistent with the comprehensive plan.
2. There is not adverse effect to the existing city infrastructure and public improvements. This portion of the site is vacant with the anticipation of a development being placed on this site.
3. The proposed multi-family affordable housing is a permitted use of the zoning. It is noted that the adjacent parcels are both residential and non-residential in use. In accordance with city plans, the building has been sited with both primary frontage on a primary street (Jamaica Street) as well as residential frontage toward the adjacent multifamily parcels to the east. The building height remains well below the allowable height.
4. The proposed development is situated on a relatively flat site with a slight slope. Drive lanes, sidewalks, and the building work with this sloping and integrate landscaping strategies to complement the grading.
5. Landscaping for this site took into consideration the Unified Development Ordinance to the maximum extent feasible. Please refer to the site plan and landscape plan for amenities provided.
6. Careful consideration for the day-to-day functions of the residents as well as maintenance and regular services has been incorporated to provide efficient design and movement through the building and site.

7. Nuisance impacts are carefully considered as well, with mechanical equipment located on the roof, wherever possible, and screened from view as required with the use of parapets. Patios were designed to be covered to shelter from weather and sun and provide relief in the articulation in the building facade. The building's orientation to Joliet provides an attractive residential street frontage.
8. Unified Development Ordinances were carefully considered and adopted to provide a product that enhances and complements the surrounding community while also utilizing the affordable housing features applicable to this development.
9. A clear pattern of circulation has been designed around the site. Vehicular movement and uses follow the existing neighborhood patterns established by the street patterns of Ironton, Jamaica, and Joliet Streets with a new connecting private drive on the north border of the site. Pedestrian circulation is adjacent to the building and opens into the courtyard amenity and public sidewalk connections. Bicycle parking is located inside the building and accessed directly from the courtyard amenity.
10. The ROW improvements to the sidewalk and landscaping are to be provided. No additional streets are planned as part of the development, but all internal drive lanes and parking areas are designed to meet City standards.
11. The Housing Authority of the City of Aurora has developed and maintained numerous properties throughout the City of Aurora and continues to maintain positive relationships with the City and their neighbors.

The following outlines the Housing Authority's multifamily goals for this development:

- Create a new community that evokes a sense of pride for the residents.
- To provide high quality, sustainable affordable housing without compromising design.
- To create a new community of 75 affordable units with active features including a peaceful courtyard, children's play features, and gathering areas for resident connection and contentment.
- To provide resident services and amenities enhancing confidence, community inclusion and personal enrichment.
- To create a safe community that heightens the existing neighborhood environment.

Below is a list of the property Ownership team and project design team:

Owner: Martin Petrov

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Design Team:

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Regards,

Brett Jacques

Van Meter Williams Pollack