



REVISED LETTER OF INTRODUCTION

Date: November 18, 2024

Revisions Include: (highlighted in yellow)

- Page 1: Added Exhibit A reference to opening paragraph.
- Page 2: Added a paragraph under “Conformance with Rezoning Criteria explaining changed conditions.
- Page 4: Clarified first sentence under Criteria “c.”
- Page 5: Community Outreach: updated language to include additional outreach to abutting neighbors to the east of the subject property on November 16th.

11/18/24

Stacy Wasinger, Senior Planner
City of Aurora Planning & Development Services
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Aurora, CO 80012

RE: 18821 E 22nd Place Letter of Introduction for Rezoning Request

On behalf of Living Tower Free Methodist and Blue Ridge Atlantic Development, we are pleased to submit this zone map amendment for an approximately 4.285-acre site (see Exhibit A) at 18821 E 22nd Place in Aurora, Colorado. The site is currently zoned I-1 Business/Tech District, and we are seeking a zoning map amendment to R-3 to keep the existing church and build senior affordable housing on the eastern portion of the site which will serve folks who earn between 30%-80% of the area median income (AMI).

This zone map amendment will enable a future Senior affordable housing development that is seeking Low-Income Housing Tax Credits (LIHTC) from the Colorado Housing Finance Authority (CHFA) in February 2025. To have a competitive CHFA application, the development will need to have the proposed zoning in place. Once the credits are awarded, the development team will move forward with a site plan and subdivision plat application to the city.

The vision for this site is to create an inclusive senior housing – 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 mix of onsite amenities will intentionally support seniors with one-bedroom and two bedrooms units. Seniors will enjoy a passive courtyard, outdoor gardens, and gathering spaces for social engagement and wellness programming.

According to the Aurora Places Comprehensive Plan, the site is identified as Established Neighborhood Place type (p.25) which is characterized by predominately residential areas of various densities (including multifamily residential) (p. 40). This zone map amendment conforms with the Established Neighborhood Place type.

This request furthers the Community Principles (p.87) articulated in the Aurora Places Comprehensive Plan through the following:

- **A Strong Economy.** This development will allow seniors, one of our most vulnerable residents by providing affordable housing, in a infill location.
- **A Diverse and Equitable City.** Providing affordable housing serving senior residents earning between 30%-80% of the AMI results in an inclusive city, by providing a variety of housing options for people with diverse backgrounds, with the opportunity to reside in Aurora and thrive.

Housing for All. According to Aurora Places “The lack of affordable housing options for low-income families, particularly for renters, must be addressed (p. 20).” Furthermore, “Affordable

housing should be located at accessible places such as at transit stations and close to job centers (p. 20).” The land is owned by Living Tower Free Methodist and the future land use will align with their mission, which is to be an affordable housing partner by creating infrastructure for one of our most vulnerable population.

- **A Healthy Community.** This site will provide safe pedestrian circulation with sidewalks that comply with City of Aurora standards.
- **A Thriving Environment.** This future senior affordable housing community will be designed around one central courtyards that provide ample outdoor space for seniors to enjoy, and for future residents to recreate along with passive spaces for contemplation and relaxation.
- **An Authentic Aurora.** This principle states the creation of great places. We believe that this new affordable senior multifamily community will be a great place and improve the lives of residents and provide housing options.

Conformance with Rezoning Criteria (UDO 146-5.4.1.C.3)

This rezoning request substantially complies with the rezoning criteria per UDO 146-5.4.1.C.3 in that the change is required because of changed conditions or circumstances on the property or in the surrounding area.

This changed to R-3 is required because of “changed conditions” as it will allow for housing options that are affordable for seniors. The requested zone change will keep the existing church and build senior affordable housing on the eastern portion of the site which will serve folks who earn between 30%-80% of the area median income (AMI). This zone map amendment will enable a future Senior affordable housing development that is seeking Low-Income Housing Tax Credits (LIHTC) from the Colorado Housing Finance Authority (CHFA).

- a. The applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by City Council, and the with the purpose statement of the proposed new zone district:

This zone map amendment request is for an approximately 4.2-acre site located at 18821 E 22nd Place, to be rezoned from I-1 to R-3 to build Senior affordable housing on portions of church property which are underutilized. The church will remain and will be a housing partner for this development. The future development proposal for this site is to develop income-restricted housing for seniors earning between 30%-80% of the area median income (AMI).

The site has access to several RTD bus routes along Tower Road next to 22nd Place which have connections to RTD commuter A rail line.

According to the Aurora Places Comprehensive Plan, the site is identified as Established Neighborhood Place type (p.25) which is characterized by predominately residential areas of various densities (including multifamily residential) (p. 40). This zone map amendment conforms with the Established Neighborhood Place type.

The Aurora Places Comprehensive Plan frequently discusses the need for affordable housing, including:

- High-quality housing options enable people across all socioeconomic levels, cultural practices, and stages of life to establish and manage households (p.2)
- By expanding the types of housing and neighborhoods that Aurora offers, the city can better meet the diverse preferences and needs of residents across the income spectrum (p.10)”
- The majority of renters in Aurora are burdened by high housing costs (p. 10)
- Housing for low-income households is in demand in Aurora. Currently, Aurora has an insufficient number of rental properties that low-income households can afford without experiencing a cost burden (p.11).

The site is in an infill site, where there is existing infrastructure that will adequately serve the site, supporting the redevelopment and reinvestment principle identified in the Aurora Places Comprehensive Plan (p.57). Additionally, rezoning the site will also advance the policies and recommendations provided in the Aurora Housing Strategy, 2020. To accommodate projected employment growth, the city will need to increase the pace of residential development across the price spectrum, which includes affordable rental products. Aurora is growing and is approximately 1,000 units short of housing for new workers (p.2). Aurora is positioned to capture a larger share of workers due to Anschutz Medical Center and Denver International Airport being some of the metro area’s largest employers. With current housing interest rates, homeownership is becoming difficult and expanding the need for affordable rental housing. According to the Aurora Housing Strategy, 2020 “to accommodate projected employment growth, the city will need to increase the pace of residential development across the price spectrum (p.6)” Additionally, “Aurora’s success in attracting residential development has been an important factor in creating income, racial and ethnic and household diversity in the city. As households and their preferences change, so does the need for diverse housing options. There are strong housing demands at all levels on the income spectrum...and a growing desire for dynamic urban neighborhoods (p.8).” While Aurora has historically been one of the most affordable communities for homebuying in the metro area, the ability of renters to attain homeownership has declined significantly in recent years due to the 71% increase in home values, which is twice as much as the increase in renter income and median rent (p.3).

This zoning map amendment will enable the land to develop with affordable housing units for cost-burdened individuals and families earning between 30%-80% of the AMI.

- b. The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development.

This zone map amendment to R-3 medium-density multifamily conforms to the Established Neighborhood Place type in the Aurora Places Comprehensive Plan. Adjacent properties are zoned I-1 to the north and west, R-3 to the south and R-1 to the east. Adjacent land uses include industrial and single-family housing. The requested zone district aligns with the residential nature of the neighborhood. This zone map amendment will enable the land to develop a new affordable senior housing community. All future development will comply with the Aurora Unified Development Ordinance.

- c. The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

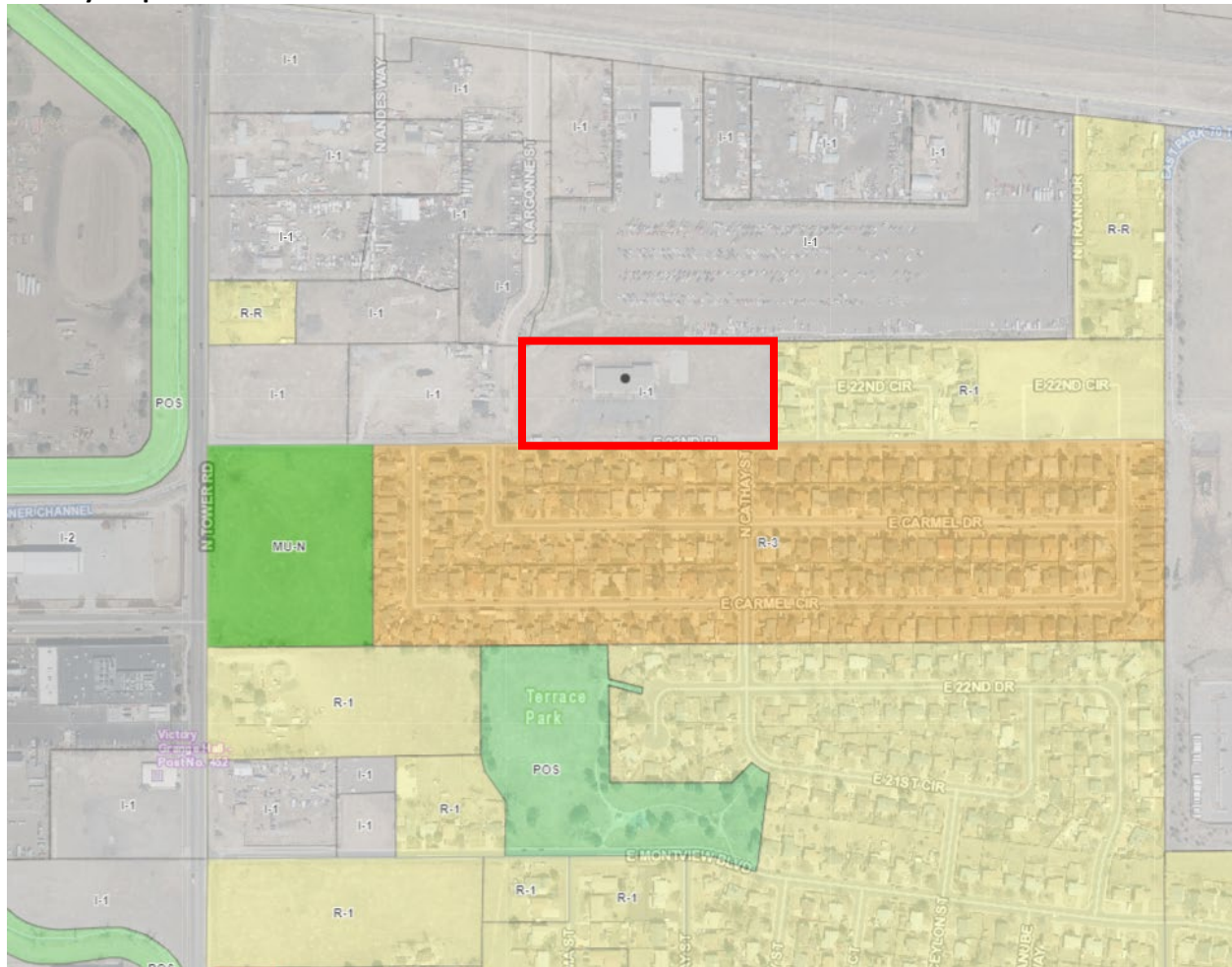
The proposed zone change will not have any dislocation of tenants or adverse impacts on surrounding properties because the use will be compatible. The property is currently occupied by a church, but most of the site is underutilized and vacant; therefore, no dislocation of tenants or occupants is anticipated. The impacts of future development because of this zoning map amendment are compatible with surrounding zoning. We believe that this zone map amendment request complies with the City of Aurora's criteria and furthers the vision set forth in the Aurora Places Comprehensive Plan.

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We greatly appreciate your consideration of our request.

Sincerely,
Edson Ibañez

Vicinity Map



COMMUNITY OUTREACH

Living Tower Free Methodist and Blue Ridge Atlantic Development recognizes the importance of engaging neighbors and community members to understand perspectives and gather feedback. Prior to submittal of the rezoning application, we conducted a public meeting with nearby residents on September 18th. This process included an in-person meeting. There was a total of 15 individuals who attending the meeting. The meeting discussed the rezoning process, project timeline, overall project, and church involvement. On September 16, the applicant team met with Councilman Steve Sunberg to discuss the proposed project, outreach, and LIHTC schedule. A list of the feedback received from the community follows.

On Saturday, November 16, the applicant team went door knocking to the abutting neighbors to the east to discuss any concerns, project schedule, and development plan. Those residents/property owners that did not answer were left with a letter explaining who to contact for questions, comments, or concerns.

Community Support is below: