



June 30, 2023

Re: Aurora Housing Authority – Potomac Campus Housing (AHA-PCH) (#1703607)

Project Name: AHA – Potomac Campus Housing (AHA-PCH)

Owner Contact/Applicant:

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Consultants:

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PROJECT DESCRIPTION:

This project is identified as the third phase of a 3 phase AUMHC Safety Net Campus Master Plan that was approved by the Planning Commission on April 12, 2023. This project is a 43-unit Multifamily Residential Building to be located at 1290 South Potomac Street in Aurora. It is located on the Potomac Care Campus where an acute care mental health facility and community health clinic will also be built.

The project is supportive housing, based on the housing first model and targets chronically homeless individuals. Due to the nature and history of the residents, the project is required to be safe and protective, yet light, bright and open, with direct access to nature. The design should create a healing and nurturing environment following the principles of Trauma informed design (TID). See following section on TID for further information.

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The use of wider than typical hallways with views to the exterior, giving space to meet, talk and contemplate is one of the multiple design strategies to create a healing environment.

There shall be 4 stories of type V-A residential construction. Surface parking for 27 vehicles is located to the West, North, and East of the building. 10% are required by CHFA to be EV Ready, therefore, 3 onsite parking spaces will be provided as such. 45 spaces are required by code. The remaining 18 spaces will be shared campus wide when full build out is completed. There are 7 additional spaces being constructed in the northwest corner that can be used for this site as well. The Site Plan consists of a variance request for the remaining 11 spaces to be constructed with the Aurora Mental Health and Recover building project, Phase 1 of the master plan.

The main pedestrian entry will be located on the South side of the building.

Demolition of an existing building is under a separate demolition permit that is already secured. There are design guidelines for the campus as part of the master plan with Aurora Mental Health & Recovery serving as review for a consistent campus feel. The AHA – PCH will adhere to the guidelines with approvals from AMHR. Landscaping will adhere to the building perimeter landscaping, as buffer locations are handled through the infrastructure site plan phase 1A development on the outer edges of the overall master plan property. Any further tree mitigation identified as part of this specific lot will be identified as part of this site plan, however Phase 1B will include the site tree mitigation for the overall campus.

Project Program

Project Size

- 37,663 square foot residential building on slab on grade.
- 1st Floor: 10,450SF; consists of lobby/reception with administration and office areas, community room, wellness room, 4 dwelling units and rooms for primary building services. The safe courtyard is also located on this level (fully enclosed, open to the sky, outdoor courtyard)
- 2nd Floor: 9,071 SF; consists of 13 residential units, Laundry, Elec and Storage Rooms.
- 3rd Floor: 9,071 SF; consists of 13 residential units, Laundry, Elec and Storage Rooms.
- 4th Floor: 9,071 SF; consists of 13 residential units, Laundry, Elec and Storage Rooms.

Site Program

- 28,819 SF (0.68 AC) Site
- Planning Area 3 will construct 27 spaces and do a parking share for the remainder 19 spaces required by zoning for a total of 46 parking spaces.

- Planning area 3 will drain to campus on site detention pond with water quality.
- Fence around south facing portion of building; see landscape plans for scope.
- South Courtyard includes raised planting beds, a sodded lawn, hardscape plaza with site furnishings and therapy garden with seating.

TRAUMA INFORMED DESIGN:

Principles of Trauma Informed Design:

- De-institutionalization
 - homelike – may not always be aesthetic, can be a feeling
- Open Sight Lines
- Create Sense Of Community
- Fluid And Open Spaces
- Look and Feel Open but at the same time be Secure
- Colorful
- Maximize Daylight
- Access to Nature – Physical and Visual
- Nothing to Create Feeling of Confinement
- Clear Circulation and Wayfinding
- Mix Of Seating – Variety of Arrangements
- Variety of Space Types and Feelings
- Accommodate Individuals, Small Groups and Large Groups
- Spaces that are Conducive to Autonomy and Spontaneity
- The Housing First Model

The project is incorporating principles of Trauma Informed Design (TID) for the Campus, the Building and the Site.

Campus – This is a safety net campus consisting of 3 buildings Aurora Mental Health and Recovery Center, the Potomac Campus Housing and future Health clinics to help support those specific needs of individuals. All the buildings front a central green way to provide clear and safe pedestrian access, while the loop road provides vehicle and service access. The single point campus entrance from S. Potomac Street provides a level of safety for the users and visitors to the campus. (see Diagram 1 below)

Site (specific to the House project area) – The main building entrance faces south to the open healing and wellness gardens, while also gesturing towards S. Potomac St to the west. The front porch creates a homelike feel to the project but wraps to the west to give the building a more focused and residential presence towards S. Potomac St and campus entrance. (see Diagram 1 and 2 below)

Building – The heart of the building is the reception desk area that is staffed 24/7. Centered on the first floor it allows direct visual access to all egress points of the

building. Staff and residents will enter through the main and secondary entrances. The exits at the ends of the hallway are exit only for safety/TID reasons but are full-lite glass doors for natural light and to maintain sightlines in and out of the building. (see Diagram 2 below)

Staff and residential common spaces are all located on the first floor, organized around the reception area and contain interior windows to facilitate open sightlines to all the spaces. (see Diagram 2 below)

The safe courtyard is a space open to the sky but protected by walls of the building that surround it. It is directly connected to the community and event rooms but purposely does not have any access/doors to the surrounding site. As people transition from unhoused to housed, the change can be jarring. Evidence supports a safe space open to the weather and sky where residents can sleep and gradually become accommodated to their new living situation. (see Diagram 2 below)

Overall, the building has a boomerang shape as becomes more evident on 2nd, 3rd and 4th floors. The elevator provides access to the center of the floor areas and exit stairs at each end of the hallway. This allows security to peek out of the elevator in both directions to confirm all is safe on the floor without having to traffic up and down the hallways. (see Diagram 3 below)

With Trauma Informed Design as the driver, thoughtful consideration has been given to all aspects of this project in both the macro and micro scales to provide comfortable, safe and secure spaces to 43 individuals.



DIAGRAM 1

OVERALL CAMPUS SITE PLAN

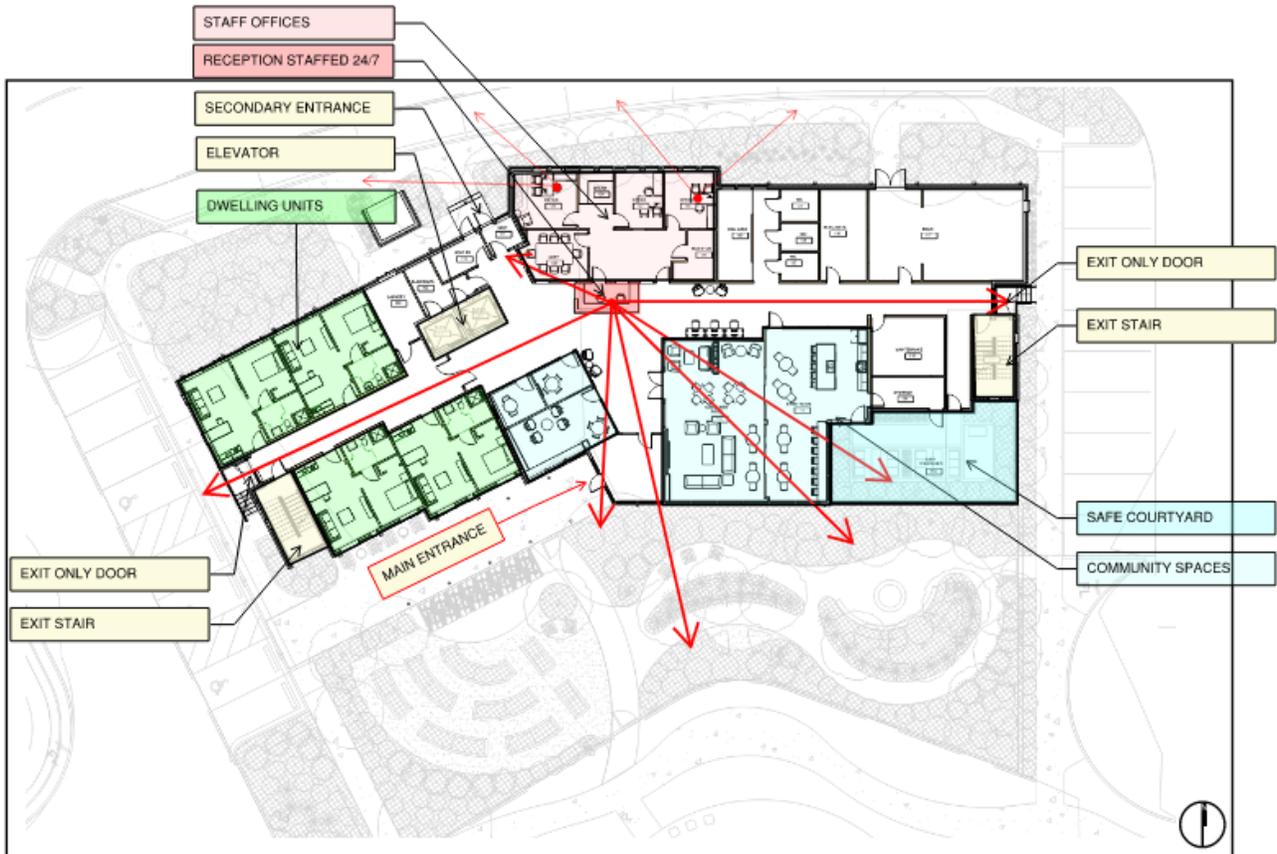


DIAGRAM 2

SIGHTLINES - FIRST FLOOR/SITE PLAN



DIAGRAM 3

SIGHTLINES - FLOOR PLAN FLOORS 2-4

GENERAL BUILDING INFORMATION:

Zoning: MU-OI (PLANNING AREA 3)
Site Area: 0.68 Acres

Building Occupancy: R-2 with non-separated use B, A-3 and S-2
Construction Type: V-A with ratings per IBC table 601, fully sprinklered
Number of Stories: 4
Dwelling Units: 43; (per Accessible Guidelines: 5% (3 Units) Type A, remainder Type B)

Building Size: 37,663 sf
AHJ: City of Aurora

Other Requirements: National Green Building Standards

Applicable Codes:

2021 International Building Code (IBC)
2021 International Plumbing Code (IPC)
2021 International Mechanical Code (IMC)
2021 International Fuel Gas Code
2021 International Fire Code (IFC)
2021 International Energy Conservation Code (IECC)
2020 National Electric Code (NEC)

2017 Accessibility ANSI A117.1
2010 ADA Standards for Accessible Design
Federal Fair Housing Act Guidelines and Standards

Adjustment Request:

Parking: The applicant is requesting an adjustment to the city's Off-street Parking requirement. Off-street parking is required by Section 146-4.6. and based on the information provided, a 43-unit affordable housing development would require 29 parking spaces plus 6 guest spaces, including 2 accessible parking space(s) for a total of 35 spaces. There are 27 spaces provided in this site plan adjacent to the site, 4 of which are accessible. A campus wide shared parking arrangement is planned for the entire AUMHC Safety Net Campus. 7 spaces will be constructed as part of the AMHR Infrastructure Site Plan, Phase 1A currently under review and additional spaces will be constructed with the AMHR Site Plan Phase 1B . A request is to delay the construction of the additional required parking until the AMHR Site Plan 1B is constructed and a shared parking agreement can be finalized.

This variance request to delay construction of the full parking required (35 spaces) and only construct 27 spaces with this site plan. Constructing additional spaces outside the project limits will interfere with the construction of the AMHR project and cause unnecessary construction burdens to both Aurora Housing Authority and Aurora Mental Health & Recovery, the property owner.

Operations Plan:

As a residential building, the hours of operation will be 24-7.

Staffing of the PCH will include:

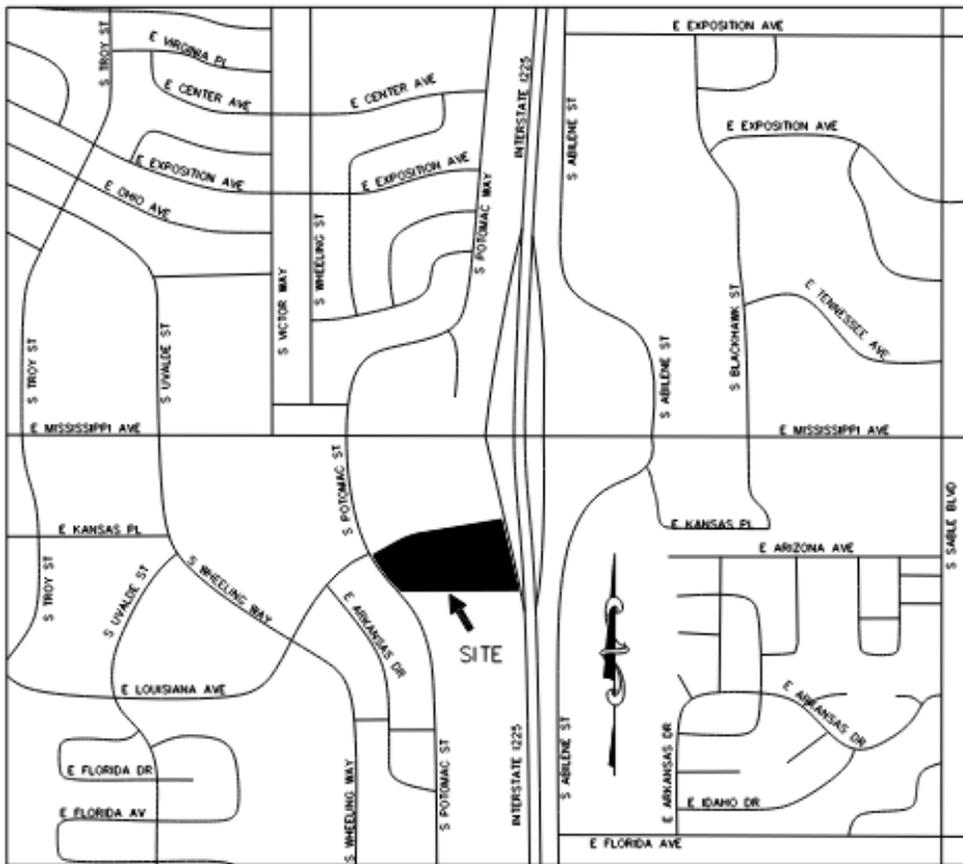
Property Manager	1.0 FTE (8 am – 5 pm, Mon – Fri)
Maintenance staff	1.0 FTE (8 am – 5 pm, Mon – Fri)
Community Builder	1.0 FTE (10 am – 4 pm, Mon – Fri)
Res Svc Coordinator	1.0 FTE (7 am – 7 pm, Mon – Fri)

Contracted Services:

On-site security after business hours and during weekends. (One person)

Contracted cleaning services three times per week (one person) during regular business hours.

Vicinity Map:



VICINITY MAP
NTS

Site Plan:

The site plan is attached to this submittal.