Fletcher Plaza Site
City of Aurora Affordable Housing
2021 Design Charrette

Design Team: Nicholas Dam, Brady Heath, George Gromke, Richard McSwain, Blake Van Jacobs, and Emily Walther-Muno

Team Leaders: Adam Kantor, Jenna Nelson & Tom Otteson
Outline

1. City of Aurora Context
2. Aurora Housing Strategy
3. Project Goals
4. Resident Profile
   a. Demographics
   b. Transportation
5. Zoning
6. Architectural Language
7. Process of the Charrette
8. Project Option 1
9. Project Option 2
City of Aurora

- Total Population: 386,502 (2020)
- 3rd most populous city in Colorado
- Total Land Area: 154.8 square miles
- 2nd largest city in Colorado by area
- Population Density: 2,412/square mile
Project Partner: City of Aurora

• Owns the site

• Identify affordable housing opportunities

• Support development within the existing housing strategy plan
Community Vision Statement

Aurora is a welcoming and safe community and a city of opportunities where people of all backgrounds can prosper. Aurora is known for its unique places, strong economy, community involvement, quality and attainable housing, integrated and healthy neighborhoods, smart ways to get around and a thriving natural and cultural environment.
Housing for All
Inclusive City with Housing at All Income Levels
Sites can be classified based on their development potential:

- **Large**: Above 2.0 acres, or potential to integrate with adjacent
- **Medium**: 0.5 to 2.0 acres, or potential to integrate with adjacent
  - **Small**: Less than 0.5 acres, or in a low-density residential context
- **Unlikely to be Developed**: significant site constraints

- General feasibility (zoning/entitlements)
- TOD (transit-oriented development)
- Adjacent to other investments
- Adjacent to developable land outside City-control
- Existing or Pending Neighborhood/Small Area Plan
- Designated Urban Renewal/Opportunity Zone

City - Owned Redevelopment Process
Redevelopment for Affordable Housing
Project Stakeholders

- City of Aurora
- Housing Authority
- Community Engagement Office
- Community Members
- Future Developers
Project Goals

Goal 1
Promote new growth for the area that connects to the artistic & historic identity of the neighborhood

Goal 2
Design a building that meets the needs of a diverse workforce and provides new apartment options that can be developed into a RFP

Goal 3
Create a process that the City of Aurora can replicate for future development projects
Intended Resident Profile

- **Household** 1 to 2 persons
- **Industry** Local workforce, service sector
- **Household income** 50% - 80% AMI
  - Single-person household income $35,000 to $55,000
  - Two-person household income $40,000 to $63,000
- **Salary Forecast** 2025 salary range for highest growth professions $31,000 to $50,000
Desired Program

- **Unit count**: 75 to 100
- **Unit size**: Smaller to allow for greater number of units, likely 1 or 2 persons
- **Unit type**: Studio or 1 bedroom
- **Amenities**: Potential opportunities for mixed-use
Concerns for the Project

- **Parking** Possible shared parking arrangements, limited space on site
- **Security** Activation of the ground floor must mitigate safety concerns
- **Community Engagement** Limited timeframe & existing duplex on site
- **Sewer Line Extension** Scope identifies viable routes that will impact the buildable lot area due to easement restrictions (15' from centerline)
Demographics

Age
• 58% of residents are 34 years old or younger
• 13% of residents are 55 and over

Housing Tenure
• 66% renter-occupied
• 34% owner-occupied
• Average household size is 2.9
• Average family size is 3.9

Race/Ethnicity
• 32.1% of residents identify as White alone
• 16.4% of residents identify as Black or African American alone
• 48% of residents identify as Hispanic or Latino

Educational Attainment
• 30% of residents have a GED or a high school diploma
• 27% of residents have less than a high school diploma
• 16% of residents have a bachelor's degree
Zoning
Mixed Use-Original Aurora-Main Street (MU-OA-MS)

Intent of the Main Street Sub-District:

- Promote safe, active, pedestrian-scale and diverse areas through the use of building forms that clearly define and activate the public realm
- Development that engages the pedestrian and enhances the character of this mixed-use district
- Enhance the convenience, ease, and enjoyment of transit, walking, shopping and public gathering within the neighborhood
- Reflect its historic character
The Site

- Colfax Ave
- Fletcher Plaza
- MLK Public Library
- Dayton St
- Emporia St
Views of the Site

MLK Public Library

Bus stop on Colfax

Fletcher Gardens Apartment

Back alley
Aurora Cultural Arts District
Architectural Language

Shopping Center

Florence Square Apartments

Fox Theater
Why this Site?
Process - Community Conversations

- Community Integration
  - Flex Space
  - Resident Services / Social Services
    - Immigrant / 1st Generation
  - Afterschool / Musical / Communal Kitchen
  - Community Gardens
  - Daycare
    - Units vs. Non-Res
    - Include Services in RFP

2021 Design Charrette
City of Aurora
Discussion Paths

**Parking**
- Replace Existing 26 Public Spots
- Do Not Replace Existing Spots

**Intended Resident**
- 50-80% AMI Workforce
- Other Target Populations
  - Home Ownership
- 1 Bedroom Apt
- Townhomes

**Funding**
- LIHTC
- Home Ownership
Outcomes

Option 1
Low Density Affordable Homeownership

Option 2
"Traditional" Multi-family 50-80% AMI Workforce Housing

Conditions

<table>
<thead>
<tr>
<th>Accommodate Existing Parking</th>
<th>Accommodate Sewer Line Extension</th>
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</thead>
<tbody>
<tr>
<td>Don't Over Extend the Neighborhood</td>
<td>Community Integration</td>
</tr>
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</table>
Process - Pin-ups
Process - Design & Group Work
Process - Drafting
Option 1 - Low Density

- Condos for sale
- Two 10-Plex buildings | 20 units total
  - 12 One-bedroom | 700sf
  - 4 Two-bedroom | 840sf
  - 4 Live-Work Studio | 1000sf
- Amenities:
  - Covered balconies, full kitchen with island, spacious units, stacked washer and dryer
  - Walking proximity to open-space, library, theatre
  - Off-street parking, opportunity for commercial or shop space in live-work units fronting street
Option 1 Site Plan

- Total site area 31,200sf
- Total building footprints 7,500sf
  - Parking approximately 25% lot coverage
  - Residential buildings and open space approximately 75% lot coverage
  - Density 28 residences per acre
- Parking
  - 28 off-street Public
  - 17 off-street Resident
Option 1 Floor Plan & Elevation

1 BED/1 BATH
700SF
22’x32’

2 BED/2 BATH
840SF
28’x30’

3rd FLOOR

1 BED/1 BATH
700SF
22’x32’

2 BED/2 BATH
840SF
28’x30’
## Option 1 Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Total Probable Construction Cost</td>
<td>21,000 SF</td>
<td>$5,296,714</td>
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<tr>
<td>Cost Per 1 Bedroom Unit</td>
<td>12 Each</td>
<td>$227,002</td>
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<tr>
<td>Cost Per 2 Bedroom Unit</td>
<td>4 Each</td>
<td>$290,058</td>
</tr>
<tr>
<td>Cost Per 2 Bedroom Live-Work Unit</td>
<td>4 Each</td>
<td>$353,114</td>
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Option 2 High Density

Maximize density to increase affordable apartments in the area
Option 2 High Density

- Apartments for rent, town homes for sale
- 81 units
  - 76 One-bedroom apartments
  - 5 Town Homes
Option 2 High Density - Parking

• 18 Public in covered outdoor area
• 67 Resident parking spots in structured/underground parking
Option 2 Floor Plan: Townhouse

5 Townhouse Units

Bed/Bath
- 3 bedrooms (opportunity for office)
- 2.5 bathrooms

Amenities
- 1st floor patio
- In unit washer/dryer
- Garage parking
- Access to apartment amenities spaces
Option 2 Floor Plan: One Bedroom Apartment

76 One-bedroom Apartment Units

Bed/Bath
● 1 bedroom
● 1 bathroom

Amenities
● In unit washer/dryer
● Balcony (typ. unit)
● Garage parking
● Access to amenities spaces
## Option 2 Costs & Financing Options

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<tr>
<th>Cost Per Unit</th>
<th>81 Each</th>
<th>$230,132</th>
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<tr>
<td></td>
<td>9%</td>
<td>4%</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$23,229,743</td>
<td>$23,229,743</td>
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<tr>
<td>- Land</td>
<td>$-</td>
<td>- $</td>
</tr>
<tr>
<td>- Other Financing Costs</td>
<td>$(800,000)</td>
<td>$(800,000)</td>
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<tr>
<td>Total Eligible Basis</td>
<td>$22,429,743</td>
<td>$22,429,743</td>
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<tr>
<td>30% Boost if in a QCT/DDA/SADDA</td>
<td>1.3</td>
<td>1.3</td>
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<td>Adjusted Eligible Basis</td>
<td>$29,158,665</td>
<td>$29,158,665</td>
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<tr>
<td>x Application Fraction (pro rata affordable)</td>
<td>94%</td>
<td>94%</td>
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<td>Qualified Basis</td>
<td>$27,358,748</td>
<td>$27,358,748</td>
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<td>Applicable Percentage</td>
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<td>4%</td>
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<td>Total Qualified Basis Annual Credit</td>
<td>$1,350,000</td>
<td>$1,094,350</td>
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<td>x Years of credit</td>
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<td>10</td>
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<tr>
<td>x Price</td>
<td>$0.90</td>
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<td>Tax Credit Equity</td>
<td>$12,150,000</td>
<td>$9,849,149</td>
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<td>Percentage of TDC</td>
<td>52%</td>
<td>42%</td>
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# Charretette Outcomes

<table>
<thead>
<tr>
<th>Location</th>
<th>Housing Strategy</th>
<th>Options</th>
<th>Funding</th>
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<tbody>
<tr>
<td>Prime location to provide affordable housing for estimated future growth</td>
<td>First opportunity for City of Aurora to implement new Housing Strategy</td>
<td>Charrette process developed two options for the city to engage with the community</td>
<td>Some decisions regarding financing must be made to move forward.</td>
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Thank you for your participation & support!

**Professional Advisors**

- Tom Otteson - Shopworks Architecture
- Jenna Nelson - Shopworks Architecture
- Adam Kantor - Kephart
- Rick Hsieh - Wong Strauch Architects
- Mark Bokhoven - Pinkard Construction
- Chris Furlong - Colorado Department of Local Affairs Division of Housing
- Andrew Chapin - Housing Colorado Now

**City of Aurora Supporting Staff**

- Jessica Prosser - Director, Housing & Community Services
- Rodney M. Milton - Community Development Manager
- Charise Canales - Community Engagement Manager
- Meg Allen - Neighborhood Liaison
- Andrea Admonick - Interim Director of Planning
- Mindy Parnes - Long Range Planning Manager
- Jennifer Orozco - Senior Development Project Manager
- Daniel Kryzanowski - Planning Supervisor
- Catherine Schumacher - Aurora Water Project Engineer
- Dayna Ashley-Oehm - Housing Development Director, Aurora Housing Authority