



Studio Completiva, Inc.  
3275 W 14<sup>th</sup> Ave., Suite 201  
Denver, CO 80204  
+1 303 477-9156

19 January 2017

Sara Ullman  
Planner 1

Planning and Development Services Department  
City of Aurora  
15151 E. Alameda parkway, Ste. 2300  
Aurora, CO 80012

**Re: Village at Westerly Creek III-Introduction Letter-3rd Submittal**

Dear Sara:

We are pleased to submit our Development Application for the Village at westerly Creek III.

**PROJECT INFORMATION:**

The Village at Westerly Creek phase-3 sits on an approximately 5.4 acre site located on the Northeast corner of S. Ironton St. & E. Kentucky Ave. in Aurora, Colorado. This multi-family affordable housing development is part of a larger development group that consists of phase 1 and phase 2 under a General Development Plan (GDP). The site was previously occupied by multi-family buildings with associated parking spaces. The lot currently has 2 existing detention ponds, and would be used as part of the drainage plan in this new development. We also have proposed a future bridge connection from our site to the adjacent Westerly Creek trail.

Zoning: General Development Plan ( recorded on 1/04/2011 )

**PROGRAM:**

The Village at Westerly Creek Phase 3 will consist of 8 residential buildings and one maintenance building. The mutli-family residences consist of 74 units with a mixture of townhomes and flats. This development will have the following program components: 50 residential units for families and 24 residential units for seniors, a leasing office, a maintenance shop and parking.

The unit square footage is as followed:

1. Building 01, 19,323 square feet
  - a. (6) Townhomes
    - i. (2) 4 bedroom units, 2,178 square feet each
    - ii. (4) 3 bedroom units, 1,885 square feet each
  - b. (6) Flats
    - i. (2) 3 bedroom units, 1,153 square feet each
    - ii. (4) 2 bedroom units, 930 square feet each
2. Buidling 02, 8,812 square feet
  - a. (8) Flats
    - i. (1) Leasing Office, 719 square feet
    - ii. (4) 3 bedroom units,



1. (2) 1,178 square feet each-level 1, (2) 1,176 square feet each-level 2
  - iii. (4) 2 bedroom units,
    1. (2) 879 square feet each-level 1, (2) 854 square feet each-level 2
3. Building 03, 25,394 square feet
  - a. (8) Townhomes
    - i. (2) 4 bedroom units, 2,178 square feet each
    - ii. (6) 3 bedroom units, 1,885 square feet each
  - b. (8) Flats
    - i. (2) 3 bedroom units, 1,153 square feet each
    - ii. (6) 2 bedroom units, 930 square feet each
4. Building 04, 14,363 square feet
  - a. (14) Flats
    - i. (4) 3 bedroom units,
      1. (2) 1,178 square feet each-level 1, (2) 1,176 square feet each-level 2
    - ii. (10) 2 bedroom units,
      1. (5) 879 square feet each-level 1, (5) 854 square feet each-level 2
5. Building 05, 3,203 square feet
  - a. (5) Flats
    - i. (5) 1 bedroom units, 625 squarefeet
6. Building 06, 4,452 square feet
  - a. (7) Flats
    - i. (7) 1 bedroom units, 625 square feet
7. Building 07, 4,452 square feet
  - a. (5) Flats
    - i. (5) 1 bedroom units, 625 square feet
8. Builing 08, 3,203 square feet
  - a. (5) Flats
    - i. (5) 1 bedroom units, 625 square feet
9. Building 09-Maintenance, 2,500 square feet

The gross residential area is 83,204 square feet. The gross building area is 87,203 square feet. The project has a .36 floor area ratio with 13.53 units per acre. There is no basement level. The first floor of all buildings will utilize concrete slab on grade with wood framing above.

#### **GREEN ENTERPRISE COMMUNITIES:**

The Project will meet Enterprise Green Communities (EGC) requirement per Colorado Housing and Finance Authority.

#### **PARKING:**

The parking for both guests and leasing office is provided at grade. The parking for families and seniors is provided at grade with covered carports available for the Family and Senior Units. The grade level parking is accessible from the private streets and walk ways. Family units are provided with 74 regular spaces and 10 accessible spaces of which 27 of these family spaces are attached covered carports and 10 are



guest spaces. The Leasing Office is provided with 2 spaces. The seniors are provided with 18 spaces of which 9 of the senior spaces are detached covered carports and 5 guest spaces. A total of 11 ADA accessible parking spaces, including van spaces, has been included in the development.

**WAIVERS REQUESTED:**

1. (Section 146-1504, Table 15.1)  
Reduced street parking for Family Units
  - a. Current ratio per code
    - i. 4 bedroom unit=2.5/unit
    - ii. 3 bedroom unit= 2/unit
    - iii. 2 bedroom unit=2/unit
    - iv. Guest=1/5 units
      1. Total number of required spaces=88
  - b. Proposed ratio per waiver request
    - i. 4 bedroom unit=2/unit
    - ii. 3 bedroom unit= 1.5/unit
    - iii. 2 bedroom unit=1/unit
    - iv. Guest=1/5 units
      1. Total number of proposed spaces=57
  - c. Total number of spaces provided=74
2. (Section 146-1504, Table 15.1)  
Reduced street parking for Senior Unit guests
  - a. Current ratio per GDP
    - i. 1 space per dwelling unit plus 1 space per 5 dwelling units
      1. Total number of required spaces=29
  - b. Proposed ratio per waiver request
    - i. 1 space per 5 dwelling units
      1. Total number of proposed spaces=5
  - c. Total number of senior unit guest spaces provided=5

Justification for Parking Reduction Waiver:

Justification for the parking reduction for the Family Units and Senior Guest Units has been demonstrated by the attached study showing numerous locations throughout the metro Denver area with comparable instances of similar land use and project type. We believe the amount of parking we are proposing is adequate and may even exceed the parking demand. The following characteristics of this project further support this request:

- The project's proximity to public transportation in the form of regular and frequent bus routes within one to two blocks of the site.
- The project's close proximity to schools, grocery, retail, banking and services.
- Ample street parking is available on both Ironton and Kentucky.
- The reduced parking demand associated with affordable housing.
- The success of other similar projects in the area with much lower parking ratios.

3. (Section 146-2000)

Removal of doors from family unit townhome garages. Current zoning code definition of a garage is a fully enclosed building with one or more vehicular doors for the parking or storage of motor vehicles

Justification for Waiver: The Aurora Housing Authority (AHA) is requesting a waiver for VWC3 regarding the installation of doors on all of the tuck-under parking spaces at two of the 8 buildings at the property. The waiver request is based on our experiences with existing properties owned and managed by the Aurora Housing Authority, as well as a AHA's desire to comply with what we believe is in the best interest for the safety and security of the residents and the property.

The annual household income of the future residents is likely to range from \$24,030 to \$48,060 for a family of four. For these working households, a car may be their only asset (if they own one at all). Providing a covered space adjacent to their backdoors is both convenient and a significant asset. Yet it is also our significant experience at other properties that there can be residents who use enclosed garages for the storage of hazardous and/or flammable materials, for illicit uses/activities, or as an unlawful living space. When residents use their garages for these activities, they then park their car on the street, which has the effect of increasing the demand for parking on-site.

Additionally, the doors create an increased maintenance issue; experiences in our other properties demonstrate that doors are continually being driven in to and damaged. In most instances, the doors are beyond repair and must be replaced which adds significantly to our on-going maintenance expenses, without the ability to recoup the cost from our low- and moderate-income residents.

Second, by having no door for the tuck-under parking, AHA property management can easily monitor any suspicious activity that would not be visible if there was a door. Hence, we believe that the absence of a door creates both a safe, secure, and highly visible area which can be easily monitored for illegal or unapproved uses.

**ARCHITECTURAL STANDARDS PER THE GENERAL DEVELOPMENT PLAN:**

The following standards contained in the GDP for all of the Village at Westerly Creek have been met with this Development application.

1. Brick is used to cover at least 60% of the net facade per building per Table 13.1 in the City Residential Masonry standards. Articulation of brickwork is shown through the use of complimentary color options on adjacent buildings and coursing variations, and patterns.

2. Non reflective metal paneling has been strategically placed around the building facade. The finish will be prefinished. Metal paneling has been used to cover 10-15% of the net facade.
3. Cementitious lap siding covers the approximately remaining 25-30% of the building facade.
4. Predominately warm and earth-toned colors are being used.
5. Articulation. This design will utilize such strategies as railed entry landings, canopies, cementitious siding with the look of real wood, brick coursing details, brick cornices, variations in depth of facades, landscape trellises and building mass projections to create character and texture.
6. A great amount of articulation elements such as metal railings, canopies, brick coursing, and site lighting are provided on the first floor in order to lend a pedestrian friendly and human scale to the building facades.
7. Residential units on first floors respond to the adjacent street by way of entry landings and doors.
8. All senior units will have individual entry landings.
9. Entry canopies are used to help define front entries.

Upon approval from Planning and Development Services a landscape buffer at exterior side of north property line fence is not required.

The north property line fence is intended to protect our property while providing an attractive and economical buffer between our development and the adjacent property. This fence will be constructed of concrete that will mimic the look of stacked stone.

- According to the area PAR Officer, the “High Hollows” development immediately adjacent to VWC3 has been a source of significant criminal activity, including vandalism to nearby retail, and gang and drug activity.
- On the north (exterior) side of the concrete fencing, we intend to attractively landscape with non-living materials approved for use in the City’s Code.
- The use of non-living material will reduce the incidences of vandalism and the on-going maintenance/replacement costs associated with acts of vandalism.
- The elimination of irrigated material on this side (north) of the fence has met with approval from Aurora Water.