

INTRODUCTION, GOALS, AND PHASING

It is the intent of this General Development Plan to establish allowable uses, open space and landscaping requirements, residential density, parking requirements, setbacks, maximum building heights, and design objectives to ensure that the redevelopment of the site is compatible with the surrounding neighborhood, and provides a safe, secure, and sustainable development for all of its current and future residents.

The two-parcel site is currently owned and managed by the Aurora Housing Authority. The existing multifamily housing was built in the mid-1970's, and is now physically, functionally, and economically obsolete. The existing development does, however, provide safe and economically viable housing for (primarily) seniors who live on limited, fixed incomes. To avoid unnecessary displacement of the existing seniors, the Owner will develop Phase 1 to include 120 new units for seniors on a portion of the site while continuing to maintain the existing 120 units. The Owner has engaged the existing residents in a number of town hall meetings to elicit their desires for new housing; the design and functionality of the new structures reflect those wishes.

Because of the need to continue to maintain the existing housing while simultaneously building the new structures, the redevelopment of the parcels will occur in several phases. The GDP is therefore structured so as to allow sequential site plan phases to be implemented.

EXISTING ZONES AND USES

- Parcel A is 9.118 acres and is currently zoned R-2. The property supports 130 units of multifamily development that is owned and managed by the Aurora Housing Authority. Of these 130 units, 10 are for family and 120 are designated for seniors.
- Parcel B is 1.88 acres and is currently zoned R-1. This parcel is vacant.
- Both Parcels constitute this General Development Plan (GDP).

PROJECT GOALS AND PHASING

Mission Statement of the Aurora Housing Authority: To develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence. It is the vision of the Owner to be the acknowledged leader in developing quality affordable housing in Aurora.

DEVELOPMENT PHASING

1. The households in the existing 10 'family' units located on the north side of Kentucky Avenue will be relocated by the Owner.
2. These 10 units and the AHA maintenance shop behind them will be razed. The AHA administrative offices located on the site will remain open.
3. The temporary construction office/trailer will be situated on Parcel B. Parcel B will also act as a secured storage and staging area for the contractor. All existing fire lanes and utility easements will remain in place.
4. The construction of 120 units of senior housing in two buildings will occur along Kentucky Avenue, on approximately 3.41 acres. (Lot 1, Phase 1A). At the completion of Phase 1A existing 120 units will remain in place as the new 120 units are being occupied.
5. The residents will be moved from the existing buildings to the new buildings.
6. The existing 5 buildings plus the AHA administrative offices will be demolished. A portion of new parking, roadway, and garden area (where there are currently buildings) will be completed. (Phase 1B) Total Phase=5.47 acres
7. The remaining 5.53 acres will be designed and constructed in the future, with no more than 105 additional units of multi-family housing.

SENIOR COMMUNITY (PHASE 1 AND FUTURE PHASE(S))

- Create a new community where seniors can age in place, remaining in their homes for as long as is safe and practicable.
- Provide for 1- and 2-bedroom units in secure, safe, mid-rise, elevator buildings.
- All units to be accessible for those with mobility impairments.
- Have a community that is unique to the needs of seniors, providing for indoor and outdoor recreational and social activities.

MULTIFAMILY COMMUNITY(FUTURE PHASE)

- Ensure each community has its own age-appropriate community room and outdoor space for recreation and gathering.
- To create a development that will relate well to and provide continuity to the Village at Westerly Creek and its surrounding environment.
- Create a new community that will relate well architecturally and physically to the senior community, yet have recreational areas distinct and separate from the senior phase.
- Maintain a campus-like environment, with a well-connected network of detached sidewalks and tree lawns to create a pedestrian friendly environment.
- Create ample outdoor, age-appropriate recreational areas.
- Maintain an environment that is safe and 'neighborly'.

ALLOWABLE USES - RESIDENTIAL DEVELOPMENT AND RELATED SUPPORT FACILITIES

USES:		P = Permitted
RESIDENTIAL USES:		
1	Duplex (two-family) dwelling	P
2	Mixed-use building	P
3	Residential, multi-family (all types)	P
4	Single-family detached dwellings	P
5	Playgrounds	P
6	Parking Structures & Garages	P
7	Parks & Open Space	P
8	Pedestrian Bridge and connections	P
9	Common Facilities to support on site residential development	P
10	Offices operated to support the residential development	P
11	Maintenance facilities to support residential development	P

CONDOMINIUM DECLARATION AND CONDOMINIUM PLAT

If required under the terms of the Owner's debt or equity financing, the Owner shall be permitted, without obtaining further approval from the City of Aurora, to enter into and record such documents, including, but not limited to, a Condominium Declaration and Condominium Plat, as may be necessary to cause the Senior Community Center and the residential space in the Phase I Senior Housing 55-unit building to be treated as two separate condominium units and, therefore, two separate buildings, for state law purposes under the Colorado Common Interest Ownership Act, COLO. REV. STAT. §38-33.3-101 *et seq.*, as amended, or similar subsequent act.

Except as expressly permitted herein, the Owner shall not be permitted to construct, own, operate, sell, or maintain for-sale residential condominiums on the site.

VEHICULAR CONNECTIONS

- The main entry to the senior campus will be a private street which is in line with Jamaica Street. The primary parking for Building 1 will be a surface parking lot located just North of the building. This parking will be shielded from Kentucky Avenue, the road shown on the site plan. Building 2 still will have ground floor parking and will have 2 stories of residential units over the ground floor parking, for a total of 3 stories, along Kentucky Avenue. Building 2 will have 3 stories of residential units over the ground floor parking, for a total of 4 stories along Ironton Street.
- The main road accessing the senior campus will be expanded to include a round-about central to both buildings. The round-about will enhance access from both buildings to Access-A-Ride, buses, and other ride pick-ups. This central location will allow the residents to wait for ride pick-ups in the lobby areas of their respective buildings. It is anticipated that there also will be sheltered waiting areas outside of each building to allow residents to wait outside.

PEDESTRIAN CONNECTIONS

- Pedestrian connections are encouraged throughout the site for neighborhood connection, exercise, access to site amenities, community gardens and social interaction.

