

1020 East Cooper Project FAQ

INTRODUCTION

The 1020 East Cooper project is a 100% affordable housing project that balances multiple community goals including historic preservation, affordable housing, environmental sustainability, and local community character. 1020 East Cooper will restore an historic 19th century miner's cabin and add a new detached building along the alley to house a mix of two and three bedroom units



The 1020 Project follows in the footsteps of other affordable housing projects in bringing critical housing infrastructure to our growing town. The Project is designed around the residential restoration of one of Aspen's historic miner's cabins and former residence of columnist and longtime local Su Lum. In addition to historic preservation, the Project fits into the existing multi-family neighborhood context, meets zoning requirements, and is walking distance to downtown.



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RMF ZONE DISTRICT QUICK STATS

RMF Zone District	Dimensional Requirement	1020 East Cooper Project
Lot Size	Minimum 3,000sf for historic properties	4,379sf
Floor Area	1:25:1 and 5,474sf	0.75:1 and 4,091.84sf
Density	<ul style="list-style-type: none"> •Less than 1 unit/1,500 sf of lot area = .75:1 FAR •Equal to or denser than 1 unit/1,500sf of lot area = 1.25:1 FAR •Equal to or denser than 1 unit/750sf of lot area = 1.5:1 FAR 	5 units on 4,379sf lot = 1.71 units/1,500sf of lot area 1.25:1 FAR allowed
Max. Height	32 ft	31 ft 8.25 in
Front Setback	5 ft	5 ft
Side Setbacks	5 ft	5 ft
Rear Setbacks	5 ft	5 ft
On-site Parking Requirement	No on-site requirement. Ability to pay cash in lieu payment for 5 spaces	4 on-site spaces provided, cash in lieu payment for 1 space
Trash and Recycle Area size	120 sf	124.72 sf

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FREQUENTLY ASKED QUESTIONS

Who is developing this project?

The 1020 East Cooper Project is managed by longtime local Lowe executives Jim DeFrancia and Jean Coulter.

What is the land use review process for this project?

All City of Aspen land use applications are submitted and reviewed for completeness. Once complete, the 1020 application is reviewed by City staff and referral departments prior to review by the City of Aspen's Historic Preservation Commission (HPC). The application is subject to Conceptual Major Development Review, Relocation, Demolition, Growth Management Review, Establishment of Affordable Housing Credits, Parking and Transportation Management, and Demolition. After Conceptual review is approved by HPC, the project is subject to call up by City Council. During the call up process, City Council can decide to uphold HPC's decision or remand the decision back to HPC for rehearing. After call up is completed, a final application is submitted to the City of Aspen for review by the Historic Preservation Commission. The final application addresses materials, landscape, architectural details, etc. The site plan, mass, density, heights, and scale are not up for discussion during Final Review.

Is the project compliant with underlying zoning?

Yes. The project is compliant with underlying zoning requirements as indicated in the table on Page 2 of the FAQ. The project is not requesting any zoning variations.

How do the Historic Preservation Design Guidelines apply to this project?

The Historic Preservation Design Guidelines (HPDG) apply to all historic properties in the City of Aspen. HPC evaluates the project based on the guidelines; however they are not standards or requirements. The Introduction Chapter specifically notes that HPC must determine that a sufficient number of relevant guidelines are met in order to approve a project proposal and that "it must be emphasized that these are only guidelines...and need to be weighed with the practicality of the measure." The 1020 Project strives to meet as many guidelines as possible while balancing affordable housing needs and neighborhood context.

How does the project meet community goals and strengthen community fabric?

Conversion of this property to an affordable housing project aligns with City Council and community wide goals to provide deed restricted housing within city limits and to preserve Aspen's historic fabric for future generations to experience. As stated in the vision statement of the 2012 Aspen Area Community Plan "we believe that a strong and diverse year-round community and a viable and healthy local workforce are fundamental cornerstones for the sustainability of the Aspen Area community." Adding full time residents to the East End neighborhood adds year round vitality and contributes to a strong sense of community.

The success of the affordable housing program in Aspen strengthens our community fabric and provides meaningful opportunities for our locals to thrive in the community they call home. The 2019 Greater Roaring Fork Regional Housing Study directly addresses the impact of affordable housing on local employers and on local employees: "In a key finding from the research, there is broad agreement among employers of all sizes that affordable housing is a problem for residents. This opinion is shared by residents. Most employers feel that affordable/employee housing is a serious issue, with 28% rating it as 'the most critical problem in the area,' and 48% rating it as 'one of the more serious problems.'"

What is the project timeline?

Project outreach with neighbors started in October of 2020, prior to the land use application submittal. The application was submitted on October 30th and is currently under review for completeness. It is expected to be reviewed in 2021 by HPC. The project website hosts detailed project information including scheduling updates and a project timeline, both of which will be updated as the project progresses. Please register at 1020eastcooperproject.com to stay up to date on applications, renderings, project schedule, and meetings.

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How many units will be available as part of this project?

Five housing units are proposed – three 2-bedroom units and two 3-bedroom units. A breakdown of the unit sizes and locations is provided in the application. A total of 12.75 full time equivalents (FTEs) are generated by the 1020 East Cooper Project. The units are to be rented to Aspen Pitkin County Housing Authority (APCHA) qualified local employees and are likely to be designated Category 3. All units have exterior storage, private outdoor space either on a deck or front porch, and are within the APCHA recommended size range.

Who can live at this development?

Individuals and families who qualify through APCHA are eligible to apply to reside at the 1020 East Cooper Project.

Where can I find more information?

We have an email and project website to communicate information as the project proceeds through the entitlement process and construction. You can find more project information at our website 1020eastcooperproject.com.