

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. In addition to historic preservation, the Project fits into the existing multi-family neighborhood context, meets zoning requirements, and is walking distance to downtown.

The Historic Preservation Commission held a public hearing on January 13, 2021 to review the application. The Project was continued to February 10, 2021 for a restudy of the mass and scale of the new detached building proposed at the rear of the property. A comparison of the January 13th Project to the restudy is provided on page 2 of the FAQ. In response to HPC's comments, height and floor area are significantly reduced and the front setback is increased. The restudied Project proposes 5 units: 2 units in the landmark (one 2-bedroom unit and one 3-bedroom unit) and 3 units in the detached new building along the alley (two 2-bedroom units and one 3-bedroom unit). Renderings of the revised Project are currently being developed.

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RMF ZONE DISTRICT COMPARISON

RMF Zone District	Dimensional Requirement	1020 East Cooper Project - JANUARY 13, 2021	1020 East Cooper Project FEBRUARY 17, 2021 REVISION
Lot Size	No lot size minimum for historic properties.	4,379sf *legal non-conforming lot of record	4,379sf *legal non-conforming lot of record
Floor Area	1:25:1 and 5,474sf	0.97:1 and 4,241sf	0.89:1 and 3,899.5sf
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	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	South elevation 27 ft 6 in North elevation 26 ft 8.5 in East elevation 29ft 8.5in West elevation 29ft 1.5in
Front Setback	5 ft	5 ft	6 ft 6 in
Side Setbacks	5 ft	5 ft	5 ft
Rear Setbacks	5 ft	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.	4 on-site spaces provided, cash in lieu payment for 1 space.
Trash and Recycle Area size	120 sf	124.72 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 development 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

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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 to the City of Aspen. A public hearing was held by HPC on January 13, 2021 and continued to February 10, 2021. 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.

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 revised 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 to be designated Category 4 or below. All units have extra 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. The occupancy and tenancy of this rental project is subject to APCHA regulation and periodic APCHA requalification.

For more information visit APCHA's website at apcha.org.

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.

**FAQ Updated February 2021 to include updated application information.*