

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 a historic 19th century miner's cabin and add a new detached building along the alley to house a mix of two, three and four bedroom units



Located in the Residential Multi-Family Zone District, the 1020 project is consistent with the context of the neighborhood. It will be a small, multi-unit project that creates a unique opportunity for working locals to live in a vibrant multi-family neighborhood and to be walking distance to downtown. The project is designed around the residential restoration of one of Aspen's historic miner's cabins and former residence of iconic Aspen local Su Lum.



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RMF ZONE DISTRICT QUICK STATS

RMF Zone District	Dimensional Requirement	January 13, 2021	February 17, 2021 & August 25, 2021	November 10, 2021
Lot Size	No lot size minimum for historic properties	4,379 sf	No change to lot size.	No change to lot size.
Floor Area	1:25:1 and 5,474 sf	0.97:1 and 4,049 sf	0.89:1 and 3,899 sf	078: 1 and 3,413.89 sf
Density Allowances	No limit	5 units	5 units	4 units
Max. height	32 ft	31 ft 8.25 in	South: 27 ft 6 in North: 26 ft 8.5 in East: 29 ft 8.5 in West: 29 ft 1.5 in	South: 20 ft 6 in North: 20 ft 8.5 in East: 23 ft 8.5 in West: 23 ft 4 in
Front Setback	5 ft	5 ft	6 ft 6 in	6 ft 6 in
Side Setbacks	5 ft	5 ft	5 ft	5 ft
Rear Setbacks	5 ft	5 ft	5 ft	5 ft
Parking	0 onsite spaces required. Mitigation for 4 spaces required.	4 onsite spaces provided, cash in lieu payment for 1 space	4 onsite spaces provided, cash in lieu payment for 1 space	2 onsite spaces provided, cash in lieu payment for 2 spaces
Trash and Recycle Area size	120 sf	124.72 sf	124.72 sf	124.72 sf

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FREQUENTLY ASKED QUESTIONS

Who is developing this project?

The 1020 East Cooper Project, a new affordable housing project proposed by Lowe Enterprises, will be managed by longtime local development managers Jim DeFrancia and Jean Coulter.

What is the land use review process for this project?

As with all City of Aspen projects, applications are submitted and reviewed for completeness. Once complete, they are reviewed by City staff and referral departments prior to review in front of the City of Aspen's Historic Preservation Commission. 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. The project proposes to restore the historic miner's cabin and add a new detached building along the alley to house a total of five units on the property. The miner's cabin will be restored, preserved, and converted into two housing units with a full basement. The new detached building contains three units. Four surface parking spaces are located off the alley and exterior storage is provided for each unit.

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 will not be requesting any variances as part of its proposal.

What is the project timeline?

Project outreach with neighbors started in October of 2020, prior to the land use submittal. The initial application was submitted on October 30, 2020 and after several reviews with the City of Aspen and the Historic Preservation Board, has gone through a number of resubmittals. The most recent updated application was submitted September 29, 2021 and is currently scheduled before HPC on November 10, 2021. Once the project gets Conceptual approval it will move into Final Review. The project website hosts detailed project information including scheduling updates and a project timeline, both of which will be updated in real time 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?

The revised project proposes a two story detached building behind the landmark. Density is reduced from 5 units to 4 units. A total of 12 bedrooms in a mix of unit types: one 2-bedroom unit, two 3-bedroom units, and one 4-bedroom unit. 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 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?

The 1020 Project is a voluntary 100% affordable housing project that requests affordable housing credits in exchange for creating voluntary deed restricting units. Individuals who qualify for APCHA are eligible to apply to reside at the 1020 East Cooper Project once complete.

Where can I find more information?

In order to communicate project information to our neighbors and greater community, our team has set up an email and project website. You can find more project information at our website 1020eastcooperproject.com, or you can also reach us directly at 1020eastcooperproject@gmail.com.