



STANLEY 98

AURORA, CO

Client: [Aurora Housing Authority](#)

Site Area: 117,714 S.F. / 2.70 acre

Density: 75 units - 27.8 DUA

Completion: 2027

Construction est.: \$27M

Website: [VMWP](#)

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Stanley 98 Affordable Housing is Ready to Take Flight!

Rising from the site of Denver’s former international airport, the Stanley 98 project is an infill project located squarely between a well-established residential neighborhood and relatively new mixed-use community. The four-story all-electric residential building includes 75 units with in-unit laundry, balconies and patios, and ground-level community room that connects to the internal courtyard on-site. A fourth-floor amenity deck oversees the community gardens on the western half of the property.

As part of integrating into the existing community fabric, Stanley 98 proposes a pedestrian bridge over the 25th Avenue drainageway, which is a natural open space amenity abutting the project site. Pedestrian connectivity is also celebrated through specialty paving and lighting, to create a festival street experience at the bi-secting Jamaica Street. An outdoor grill, rain gardens, and playground area—including an airplane shaped play structure—nods to the site’s past while creating a future home for residents and families alike.

Design Features

- Festival Street with Specialty Paving
- Fourth-Floor Amenity Deck
- Pedestrian Bridge
- Community Gardens
- Outdoor Playground Areas
- Raised Planter Beds

Sustainable Design

- Seeking National Green Building Standard (NGBS) - Silver
- Onsite Rain Gardens
- All-Electric
- Low-Water Plantings
- EnergyStar certification