

ARIA COHOUSING FAQ'S

1. *When will the convent redevelopment be complete?*

1st Quarter 2017.

2. *What materials will be used for the balconies?*

Existing balconies on the north side of the convent are concrete with steel railings. Additional balconies will be constructed of steel and will be installed on units 109, 201, 301 and 309.

3. *Will this community be accessible for people with disabilities?*

Yes, the Aria Cohousing Community offers two fully accessible residential units and the rest of the units will be visitable. All of the common areas are ADA compliant.

4. *Are the windows operable?*

Yes.

5. *Can finishes be selected?*

No, unit finishes have already been selected.

6. *Who are the television, internet, satellite and phone providers?*

Comcast and Century Link provide television, internet, and phone service. Century Link delivers internet through a high-speed fiber optic cable. Satellite service will be provided to the building for households to subscribe to, if they so choose.

7. *Are all cohousing units market rate?*

No, there are 8 affordable units in the community. Please refer to the Aria Cohousing Community – Affordable Housing Process & Resources document for further details.

8. *What is the setback from Parkside Ave.?*

From the southernmost corner of the building, it is approximately 16' to back of curb and 24' to the street (including the parallel parking).

9. *What are the condos' ceiling heights?*

Ceiling heights fluctuate depending on the room and where the mechanical units / duct work are located. We are working on keeping the living rooms as high as possible (around 8'-6"). Bathroom ceiling heights will be closer to 7'-4" but we are still working on getting this as high as possible.

10. *Is there a Homeowner's Association, and what are the fees?*

Yes. HOA fees are budgeted at \$4.36 per square foot on an annual basis, which includes Master Association dues of \$15.13 per bedroom per month. Included in the HOA fees are insurance, water, heating/cooling, sewer, gas for common areas, and management fees. The Master Association maintains outdoor public spaces for the entire Aria site, including snow removal and landscaping.

11. What is the heating/cooling system?

The heating and cooling systems are variable refrigerant flow (VRF), a highly efficient HVAC technology that uses refrigerant as the cooling and heating medium.

12. What are the various common areas shared by the cohousers?

Common kitchen/dining room, multi-purpose room, guest room, laundry room with an oversized washer/dryer.

13. Will the remodeled building include elevators?

Yes, the existing elevator will be refurbished and will be ADA compliant.

14. How many parking spaces will be available on-site?

32 total. Each of the 28 units will be assigned one parking space. The remaining 4 spaces will be sold.

15. Will there be space available for bicycle storage?

Yes, bicycles may be stored in a secured storage room outside the convent.

16. How will the building be secured?

The building will be secured using an Accessed Entry System.

17. Where are the gas connections to the units located?

Individual units will not have natural gas. The community kitchen will have a natural gas connection.

18. How many unit types do you offer, and what are their prices?

There are multiple unit types within this project. Square footages range from 586sf -1537sf and prices range from \$169,084 - \$480,000. Refer to the Aria Cohousing Community Price Sheet for a breakdown of units and pricing.

19. When was the convent built, what materials were used in its construction and what is the address?

The Marycrest Convent is a four-story brick and concrete building constructed in three phases from 1954 - 1958. The current address is 2851 West 52nd Avenue, Denver, CO and the future address is 2835 West Parkside Place, Denver, CO.

20. Are the other condos, townhomes, and apartments located within Aria Denver part of the Aria Cohousing Community?

No, the residents of these units are not members of the Aria Cohousing Community, but they are a part of the greater Aria community.

21. How is the property managed?

The property will be managed by Sentry Management.