

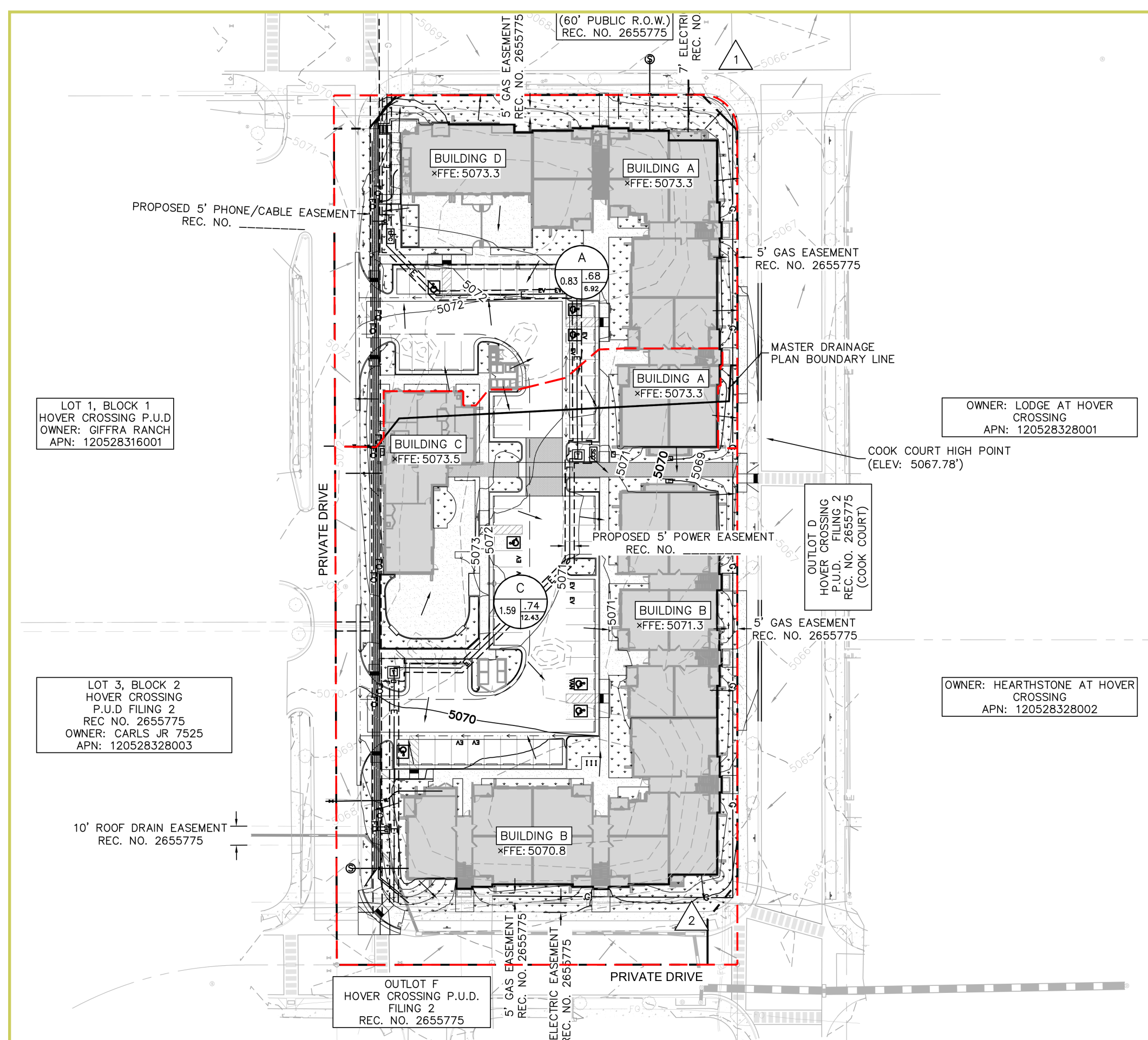
ENTRANT: Kimley-Horn and Associates, Fort Collins, CO



In addition to providing immediate access to the on-site Aspen Center for Childhood Development (visible at center, with illuminated windows and mural detail), the development's infill location also places residents within walking distance of restaurants, grocery stores, healthcare services, and public transportation. These characteristics were key to our team securing a parking variance from the City of Longmont, increasing developable area.



The Aspen Center for Childhood Development's south-facing playground required careful grading and drainage design to allow runoff to sheet flow away from the facility while maintaining overall site drainage patterns. Impermeable safety surfacing added complexity to the grading and stormwater design, requiring close coordination with the broader site drainage strategy.



Construction drawing showing proposed drainage basins:

Traditional stormwater infrastructure would have occupied valuable developable area within the constrained site, so our team split the drainage between two off-site detention ponds. Doing so preserved space for affordable housing, early childhood education, and other community amenities while meeting city stormwater requirements.



A 10-foot cross-block walkway between buildings accommodates utility infrastructure and enhances circulation by creating a pedestrian link between the parking area and the opposite street within a highly constrained portion of the site. The design required careful coordination of grading, utilities, and accessibility requirements to maximize usable site area while maintaining functionality.

Ascent at Hover Crossing demonstrates how thoughtful engineering makes a difference.

Kimley-Horn's innovative engineering support and interdisciplinary collaboration enabled a successful integration of affordable housing with early childhood education. Developed by Pennrose for the Longmont Housing Authority, the project transformed a constrained 2.42-acre infill site into a sustainable, family-centered community featuring 75 income-aligned, all-electric homes with the Aspen Center for Childhood Development located on-site.

The site's compact footprint and flat topography required careful coordination of grading, drainage, utilities, accessibility, circulation, and emergency access. Rather than dedicating valuable land to private stormwater detention facilities, Kimley-Horn developed a drainage strategy that leveraged off-site detention basins and maximized usable project area.

The completed development expands access to housing opportunities, delivers co-located early childhood education, minimizes environmental impact, and supports long-term community investment within a key high-opportunity neighborhood.

Client:

Ascent at Hover Crossing LLLP, *Longmont, CO*
(Longmont Housing Authority, *Longmont, CO* and Pennrose LLC, *Denver, CO*)

