

HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE
June 26, 2019

Members Present: Council Member, Chair Crystal Murillo
Council Member, Vice Chair Allison Hiltz
Council Member Johnny Watson

Others Present: Liz Fuselier, Mary Lewis, Sydney Hawkins, Chance Horiuchi, Gayle Jetchick, Chad Argentar, Melissa Rogers, Shelley McKittrick, Brittany Pond, Lindsay Lander, Chris Davis, Tim Joyce, George Adams, Malcolm Hankins, Michelle Wolfe, Daniel Krzyzanowski, Craig Maraschky, Matt Werner, Barb Baca, and Deana Foxen

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomed everyone to the meeting.

MINUTES

The May 22, 2019 minutes were approved by Council Members Murillo, Hiltz, & Watson.

ANNOUNCEMENTS

Videos of progress made at the Providence development are available. The building is up to the 3rd floor.

NEW ITEMS

APS SCHOOL BASED HEALTH CLINICS

Summary of Issue and Discussion

Malcolm Hankins, Director Neighborhood Services Department was asked to contact the Aurora Public Schools Program Manager about School Based Health Clinics. He stated he will schedule the Manager to present at a future Housing Committee.

Questions/Comments – None

Outcome – This agenda item will be tabled until the Program Manager is scheduled to present.

FITZSIMONS URBAN RENEWAL AREA DEVELOPMENT UPDATE

Summary of Issue and Discussion – Andrea Amonick, AURA Manager, provided information on the completed Fitzsimons area projects and proposed future projects. The original Fitzsimons development area was approved by City Council in 2001. Project development plans were staggered over time, with some moving forward and some being set aside for future development. Completed projects in the original Fitzsimons Urban Renewal Area (URA) include; The Shops at Fitzsimons, The Office Building, First Bank, & The Marriot Springhill Suites at Fitzsimons Village. A commitment to fund low and moderate income housing projects in the surrounding area was also negotiated and approved by Council. All of which are part of the original Fitz URA that must be completed by 2026.

Completed projects in the Fitzsimons Boundary Area II URA include; The Forum at Fitzsimons, The Hyatt Hotel-Conference Center and Garage in Fitz Village, and the Legacy Housing Development just east of the Hyatt.

In 2008, other URA projects within the Colorado Science and Technology Park (CSTP), now branded as the Innovation Campus, began in order to stimulate private investment and bring bioscience and technology related business to the campus. As a result, Bioscience I (a.k.a. The FRA Building), Bioscience II, and Bioscience East were constructed. The initial development in TIF Area 1 generated approximately 1,000 jobs. Today, the campus employs approximately 26,000 workers.

The Metropolitan District has requested to amend the Urban Renewal Plan to include three more Bioscience Buildings for continued job growth. An amendment to the existing CSTP URA to create a new TIF area will be necessary (TIF area #2) to assist with financing essential public improvements. Expected to be a significant economic generator, the three new buildings are estimated to create an additional 1,200 new jobs.

Proposed projects requiring a new URA designation include: 1725 Peoria, a proposed mixed-use building of 96 units for student housing over a small amount of commercial space with underground parking. The developer will need help in order to complete this project.

At the 13th Avenue Station, Bach Homes has purchased property for 390 moderate-income units in close proximity to both transit and the campus. Bach Homes is not seeking an incentive, but in order to accommodate fire access codes, a bridge must be constructed across Tollgate Creek at Sable Blvd. and Dillon Way, and the developer is unable to absorb the cost without some financial assistance.

Staff will present this information to City Council on Monday July 1st with a request to schedule a public hearing to review blight study findings for the areas surrounding these projects. Also on July 1st, staff will present a reimbursement agreement to City Council for the Hyatt House Hotel, located on the SEC of Peoria and Colfax. Hyatt House is planned as a 6-story extended-stay with 140 rooms over one story of retail space. The hotel is expected to offer many amenities for the business traveler, those involved with the university, and hospital visitors.

Questions/Comments – Ms. Amonick was requested to provide information regarding the total of proposed new housing units and total square footage of retail space proposed for the projects. This information will be collected and provided to Council with a digital copy of the presentation, as it was not included in the backup.

Outcome – Ms. Amonick will provide the presented information to City Council at the July 1, 2019 Study Session for discussion and to determine if Council would like to set a public hearing to make a blight determination (a first step in the creation/amendment of an urban renewal area).

MISCELLANEOUS MATTERS FOR CONSIDERATION

There were none.

The next meeting: Wednesday, July 17, 2019 at 4:00 p.m.

Meeting adjourned at 5:00 p.m.

APPROVED:



Committee Chair, Crystal Murillo