

PLANNING AND ECONOMIC DEVELOPMENT MEETING

June 10, 2020

8:30 a.m.

Teleconference Meeting

Council Member Francoise Bergan, Chair
Council Member Crystal Murillo, Vice Chair
Council Member Allison Hiltz, Member

Be a great place to locate, expand and operate a business and provide for well-planned growth and development.

1. Approval of May 13, 2020 Draft Minutes - Council Member Bergan 8:30 a.m.

2. Aurora Places Comprehensive Plan 2020 Report - Daniel Krzyzanowski 8:35 a.m.

3. Miscellaneous Matters for Consideration - Council Member Bergan 9:00 a.m.
 - Aurora Economic Development Council
 - Havana Business Improvement District
 - Aurora Chamber of Commerce
 - Planning Commission
 - Oil and Gas Committee
 - Business Advisory Board

4. Confirm Next Meeting - Council Member Bergan 9:55 a.m.
July 8, 2020

**PLANNING AND ECONOMIC DEVELOPMENT (PED)
POLICY COMMITTEE
Teleconference MEETING
May 13, 2020**

Members Present: Councilmember Francoise Bergan, Chair; Councilmember Crystal Murillo, Vice Chair; Councilmember Curtis Gardner

Others Present: Jason Batchelor, George Adams, Andrea Amonick, Mindy Parnes, Bob Oliva, Dan Money, Isabelle Evans, Scott Berg, Mike Dean, Vinessa Irvin, Julie Patterson, Sarah Wile, Tanner Axt, Claire Dalby, Jennifer Orozco, Vinessa Irvin, Trevor Vaughn, Marcia McGilley, Julianna Berry, Kelly Bish, Chris Johnson, Debbie Bickmire, Phil Nachbar, Andrea Barnes, Ryan Loomis, Tod Kuntzelman, Tim Joyce, Karen Hancock, Frank Butz, Porter Ingram, Heather Lamboy, Melissa Rogers, Kevin Hougen, Barbara Dahl, Dennis Lyon, Gayle Jetchick, Melvin Bush, Brad Pierce, Chance Horiuchi, Jeffrey Moore, Yuriy Gorlov, Bob Gaiser, Elena Vasconez, Jonathan Woodward, Garrett Walls, Stephen Ruger, Jennie Brown, Randy Simpson, Stephenie Baca

APPROVAL OF MINUTES

April 1, 2020 minutes were approved.

CU FIRE AND LIFE SAFETY MOU

Summary of Issue and Discussion:

Mike Dean presented and stated that the CU Fire and Life Safety MOU Agreement was originally entered into in 2003 and was subsequently amended in 2014. This Agreement restates and updates these provisions.

The goal of this agreement is to establish mutual expectations to ensure that buildings and sites on the Anschutz Campus are constructed in accordance with the latest fire codes and standards, which assists in Fire Department emergency response. This Agreement also addresses permitting and fees waived by the City for development of the Campus.

Scope, Application, and Compliance with MOU. The University and the City acknowledge that the University is responsible for the approval of all development plans, building code/reviews, inspections and permitting for any facilities on the Anschutz Medical Campus. This MOU applies to the fire and life safety system components of the Anschutz Medical Campus. As a condition of developing any phase of the Anschutz Medical Campus, the University shall require that any other party affiliated with the University, such as Children's Hospital and University of Colorado Hospital, which is constructing structural improvements on property owned by the University on the Anschutz Medical Campus (a "Developing Party"), shall conduct development consistent with the terms, requirements, and conditions set forth in this MOU, applicable to their development. The University agrees to use its best efforts to compel any Developing Party to comply or perform in accordance with the terms of this MOU.

Does the committee approve the updated MOU?

Outcome: This item was for informational purposes only

Follow-up Action: No follow-up action required.

UDO AMENDMENTS

Summary of Issue and Discussion:

Karen Hancock from Planning & Development Services Department presented the Unified Development Ordinance (UDO) and reminded the committee that it was adopted by City Council on August 19, 2019 and became effective on September 21, 2019. She said that as staff, residents, and development customers use the UDO, errors and changes are being identified. In February 2020, staff brought proposed amendments pertaining to Plat Exceptions and errors on the zoning map to City Council for approval. The proposed changes were approved and went into effect on March 25, 2020. The UDO is generally divided into six chapters: • Chapter 1: General Provisions • Chapter 2: Zone Districts • Chapter 3: Use Regulations • Chapter 4: Development Standards and Subdivision Regulations • Chapter 5: Process and Procedures • Chapter 6: Definitions

This item represents a first phase of amendments to the Unified Development Ordinance (UDO) that is comprised of corrections and clarifications. These amendments include a large number of proposed changes that are minor and will have minimal impact to major planning areas or issues.

Staff and other stakeholders have also identified potential amendments that are more complex. For that reason, the UDO amendments are grouped into two phases: the corrections and clarifications presented in this item and a second group that includes amendments requiring interdepartmental coordination and/or stakeholder outreach. The second phase of amendments is expected to be presented to PED later in 2020.

In Chapter 1, General Provision, staff is recommending that a new subsection be added to 1.4 Applicability to address recent issues pertaining to Call-Ups and conflicts with adopted Council rules:

“1.4.6 The Interpretation and application of this UDO shall not be construed or interpreted to be inconsistent with the Aurora City Charter or any rules or procedures adopted under Charter authority. “

In Chapter 2, Zone Districts, the subarea map includes only the geography within the current incorporated city limits. To be consistent with the Aurora Places Placetype map and account for future annexations, staff proposes to amend the subarea map to include areas inside the planning area boundary. The subarea map includes three character areas of the city that include specific development standards.

The permitted use table in Chapter 3 is used by staff and development customers to determine whether a project may be built in a specific zoning district. As staff has utilized the Permitted Use Table, it has become apparent that there are inconsistencies between the table and special use standards, development standards, as well as process and procedures. Staff is also proposing a number of amendments to the permitted use table to align with definitions in Chapter 6.

In Chapter 4, Development Standards it was mentioned that 4.8.10.C Special Standards for Industrial Structures Loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. If physical site constraints or frontage on more than one right-of-way prevent compliance with this standard, alternative compliance may be waived by the Planning Director on a case-by-case basis if it is determined that the alternative will reduce visual and noise impacts of loading doors and operations on abutting rights-of-way and residential to the maximum extent practicable.

Chapter 5, Zoning & Subdivision sections as: 5.3.7 Notices; 5.4.3.A.3.f Criteria for Approval, Conditional Uses and 5.4.4.B.3 Flexibility; and Relief Procedures were mentioned where revisions were made. There are several errors in Chapter 5 that are presenting issues for staff and decision makers. Many of these errors cause conflicts

between sections. For example, one approval criterion for a rezoning was incorrectly copied and pasted as a criterion for approval for a Conditional Use. There are inconsistencies between text, charts and tables.

Chapter 6 Definitions & Rules of Construction is a compilation of definitions and many of these definitions include uses and standards. As staff implements the UDO, a number of unanticipated issues have arisen.

For example, in Light Manufacturing, the definition is so specific and complex that it is difficult to administer, and the complex list of potential uses causes inconsistencies or conflicts with other code sections. Another example pertains to recent requests to allow for Data Centers, these have been added to the subset of uses outlined within the definition of “Office, Flex”.

There are missing and incorrect cross references throughout UDO chapters. Staff is proposing to fix a number of missing words, omissions, copy-and-paste errors and other typographical errors as set of *errata*.

The committee was asked if they wish to forward a proposed UDO amendment ordinance to the Planning Commission.

Outcome: The committee agreed to have the proposed UDO Amendment Ordinance move to the Planning Commission for Public Hearing and to also move to council study session for their review

Follow-up Action: Staff will prepare the proposed UDO Amendment Ordinance for Planning Commission and to also move to council study session for their review.

RETAIL UPDATE

Summary of Issue and Discussion:

Bob Oliva, Retail Specialist presented and mentioned that due to COVID-19, the Retail Division of the Planning & Development Services Department was requested to give an update to the PED Committee on the impact of the COVID-19 Pandemic on the retail and restaurant community in Aurora.

He presented on the recent impact on both the operators of retail stores, restaurants and entertainment and the consumers of these tax-revenue generating businesses and discussed how staff is reacting to current and future planning as the pandemic recovery continues.

During the COVID-19 era, (since March 2020), retail had the largest sales decline in decades. He said that 20 percent of spending adults are out of work and the number continues to increase, which is larger than during the Great Depression, and that 60 percent of adults are not ready to go back to shopping.

With COVID-19, businesses are changing their business formats and shopping patterns and any plans for business expansion has come to a halt. Also, there is a pivotal shift in landlord and tenant dynamics where landlords are forced to work with tenants who are having a difficult time paying their rent.

Post COVID-19 we can expect to see an industry shakeout and consolidation of national retailers which means big companies will become small and small companies will get bought out. Bankruptcies will happen and retail space will be tied up and a large amount of vacancies will occur. Convenience while social distancing is now the new normal and development will change.

Some COVID-19 restaurant statistics were shared:

- For U.S. restaurants, roughly 40% are now shuttered
- If the COVID-19 crisis lasts four months, 70% of U.S. restaurants may have to close

- Only 41% of Colorado residents say they will go to a restaurant when restrictions are lifted

A few graphs that showed General merchandise – dollar change versus one year ago and the Foodservice – transaction change versus one year ago gave a visual of the negative impact the pandemic has had on these types of businesses.

Colorado COVID-19 Economic Relief:

- Over \$7.3 billion to Colorado businesses from the Paycheck Protection Program
- \$558 million in federal funds to the 5 Front Range Counties
- \$300 million in federal business loans to Colorado
- \$42 million in federal HUD appropriations to Colorado

Bob explained the top five tips to help with small businesses reopening and shared some ideas such as:

1. Communicate with your landlord about rent payments
2. Monitor variable costs – focus on right sizing inventory
3. Expect a gradual ramp-up period - reduce employee work hours, minimize menus for restaurants, etc.
4. Embrace new forms of marketing such as perfecting social media and creating customer-based lists
5. Respect the situation – show customers you care by creating a clean and sanitized business

Moving forward:

- COVID-19 Small Business Education & Resources
 - Video series, Q&A Sessions, & SBDC Assistance
- Creation of Retail Sales Tax Revitalization Plan
 - Details to be presented at future PED Meeting

Despite the devastating effects of COVID-19, there are now new retail development opportunities for the city especially, to remerchandise existing retail centers to today's standards.

Outcome: This item was for informational purposes only.

Follow-up Action: No follow-up action required.

MISCELLANEOUS MATTERS

Small Business Update (Marcia McGilley):

- The SBDC is still in the response phase in helping citizens research to find and apply for federal, state, local and private funding sources. Staff continues to research and refer citizens to resources available for all areas of closing, reopening and pre-planning for the future after the pandemic.
- While all staff are assisting citizens with fully remote one-on-one consulting sessions and webinars, Marcia mentioned that she is beginning to spend some of her time working on the assessment phase to determine what is needed next.
- Staff is working remotely communicating through WebEx, video conferencing, MS Teams and other means to keep staff and clients informed.
- All information is provided in English and Spanish.
- Year to date, the Center has served 344 clients, with 728 sessions with a total of 804 hours of consulting. Staff has provided 49 webinars with 909 attendees, annual goals are 53 workshops and 890 attendees. These numbers surpass the annual numbers from the past. and have already reached 310 clients to date.

- There has been an increase in citizens inquiring about starting a business, which is not unusual during times of recession.
- Capital infusion will increase due to EIDL, EIDL Advance, PPP and the Aurora Economic Relief programs.
- Summit Event Center is being transformed to a co-working space
- Staff is working very hard on finding creative ways for businesses to pivot their business model
- Webinars in the works: Resiliency Series, COOP group training for the immigrant and refugee population (one consultant is certified in the COOP business model).
- Received a \$1000 grant from the State of Colorado to offer a Spanish language business planning webinar in June. This will be four 33-hour webinar classes on “How to Build a Strategic Plan to Operate Your Business During this Time.”

Aurora Economic Development Council Update (Yuriy Gorlov):

- AEDC is taking in new inquiries and keeping the pipeline full
- Brought 7 deals that will create 1000 jobs and the combined total capital investment is around \$300 million
- AEDC is confident that we will continue attracting deals in industrial sector, consumer goods, data, and cargo logistics
- In unison with Jag two logistic companies occupying 130,000 sf combined space in Porteos
- We are talking to solar developers who want to activate energy farms and renewal energy
- Market status is steady, lease rates are holding steady, but vacancy rates are down because of absorption
- Working on trends in the office sector in TOD and Class A and focusing on the “New Normal” with setting up office space for social distancing and figuring out what real estate values will be for long-term office space utilization.

Havana Business Improvement District (Chance Hourichi):

- During the time of the Stay at Safe Order our district had 112 closures (probably many more) - mostly retail, nail, spa, chiropractic care, hair salon and barber like businesses remained closed
- 90 + restaurants and all of the Havana Motor Mile (20+ auto dealers + 100 auto services) all considered essential and remained open except car sales online only
- Construction On-Going - Argenta, Stinker Stores and the Kum & Go are moving forward and in progress
- BID purchased masks \$4000 in masks to support essential workers. Board chose a local Aurora nonprofit, Mile High Workshop, masks purchasing also support first responders, police and fire.
- As the masks come in the BID has delivered them to essential workers in the District
- During this time the board has authorized purchasing of gift cards to support small businesses and sponsoring marketing, ads and commercials to promote that OnHavanaStreet is open for business
- New businesses are opening in our district during this time, Seoul Man Doo, a Korean dumpling restaurant, Near Sushi Katsu opened and a nail salon in the Havana Exchange/Bicycle Village Shopping Center
- Plus, we have had many inquires from other businesses wanted to relocate and open in Aurora On Havana Street. We have been connecting new leads to Frank and Robert, retail specialists and Aurora
- The small businesses in Aurora are grateful to the city staff, leadership and council for the AER program.
- BID continues to post trainings and webinars with resources during COVID-19
- Bid is in constant communication with stakeholders and hosting direct phone calls and check in’s

- Census campaigns and outreach continued
- Bid created over 15 blogs and resources for businesses in the community
- Majority of our Corridor is still in survival mode and doing their best to remain open during this time

Aurora Chamber of Commerce Update (Kevin Hougen):

- Aurora Chamber has done about 35 webinars within the last six weeks with 10 to 60 attendees per webinar.
- Working with 80 restaurant members and 60 hotels. Bruce Dalton with Visit Aurora assisting with the hotels and Chance Horiuchi with Havana BID assisting and working with the Restaurant Association.
- We are working to get the retail malls open and working with Don Massey to get the Town Center open which has 130 companies in the mall with 3,000 employees who don't have access to the mall.
- We've reached out to Jeff Howell with the City of Lone Tree who shared Park Meadows 50 page opening report that was signed off by Tri County. The report is shared with Southland, the Stanley Market Place and the Town Center to modify their openings so they could all get Tri County to sign off and get open as soon as possible and then the small businesses will be allowed to open as well.
- Maintaining the \$1 billion funding (NIH Grants to the Fitzsimons Campus) to secure the Natural Institute of Health Financing.
- Working with Legislators on a temporary time out for the Gallagher Amendment to help school districts and counties.
- We have a mini grant program at the Chamber through Adams County being released soon for operations and technology.
- Assisting with numerous food drives
- Starting Job Fairs with Arapahoe/Douglas Works, with the Business Center in Adams County and with the Veterans.
- The COVID-19 Task Force has been started at the Chamber to work with 19 groups such as development, construction, housing, etc.
- New State laws are being brought up for neighborhood protests.

Planning Commission Update (Dennis Lyon):

- Public Hearing are being held virtually and are looking forward to the UDO Modifications Public Hearing.
- Planning Commissioners take their jobs very seriously on the UDO updates to go through details and work closely with staff to get the best information possible to council.

Business Advisory Board Update (Garrett Walls):

- Meetings are being held virtually with a full agenda at the last meeting.
- BAB is almost full with appointee posts with one vacancy in Ward II, but a couple of applications have been submitted for that post.
- Trevor Vaughn with Management Finance presented marketplace facilitators which apply to online marketplaces who conduct business as Amazon, Ebay, etc. and to try to close the gap in collecting sales tax revenues that are generated online. BAB voted unanimously in support of the initiative and gave feedback of missing gaps as hoteliers who need to remit sales taxes to the city from Online Travel Agents (Expedia, Bookings.com, etc). The BAB would like to suggest that there be some incentive to brick and mortar stores to close the gap with more retail sales moving online.
- Currently collecting \$1 - \$2 million from marketplace facilitators now at their election from Amazon and Ebay and hope to bring all other facilitator marketplace facilitators online once the ordinance passes.

- Fire Commander Wright gave a presentation on IFC updates 2021 code adoption, but all work has been halted with COVID-19. Zoning Code issues were brought up regarding energized fencing as they are not allowed. Cell phone companies and Data Centers are interested in using these energized fences and there is an issue with the fire code. Staff is working on ways to get this solidified idea of how this could get adopted into the fire code.
- Updates from the Small Business Division on the AER program and some of the BAB board members were concerned with the way the requirements were put out to the public and offered suggestions on the round two of notifications to the public.
- BAB May agenda items are removal of Lodgers Tax Exemption presentation and are looking at small businesses that could fill the financial gap loss during the pandemic. Workers Compensation and COVID-19 and exploring the issue of employees contracting the virus during the reopening phase. This is a gray area and we are looking to offer advice and give council an update.
- One of the BABs major roles has been to connect people with a number of financial programs available. Business owners are struggling with knowing how to get to the resources. I am constantly sending updated information to the board members from the SBDC, CRA, and other organizations, so they could push it out to reach as many people as possible.

Oil & Gas Advisory Committee Update (Brad Pierce):

Report is attached in the PED Packet.

Approved: _____

Francoise Bergan, PED Committee Chair

Next meeting date: June 10, 2020 at 8:30 a.m. Teleconference meeting



Planning and Economic Development Policy Committee Agenda Item Commentary

Item Title: Aurora Places Comprehensive Plan 2020 Report
Item Initiator: Daniel Krzyzanowski
Staff Source: Daniel Krzyzanowski - Planning Supervisor
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 5.0: Be a great place to locate, expand and operate a business and provide for well-planned growth and development

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session
- Approve Item and Move Forward to Regular Meeting
- Information Only

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

In October 2018, the City of Aurora unanimously adopted Aurora Places as the city's new comprehensive plan.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

When the Aurora Places Comprehensive Plan was adopted by City Council in late 2018, it was with the understanding that the plan serves as both a compelling statement of the community's vision, values, and aspirations, as well as a powerful decision-making tool that may occasionally be re-calibrated to respond to changing conditions, priorities, and opportunities.

To ensure that the plan is a living document, the plan itself recommended that a report on the city's progress toward stated goals be reviewed periodically and shared with the City Council, Planning and Zoning Commission, and the Aurora community. The report should include the following:

- Information on key community trends and changing conditions
- A progress report on each of the key actions contained within the plan
- Identification of new actions to be undertaken
- Recommendations on amendments to the plan

Attached is the first of these periodic reports to be presented to the Planning & Zoning Commission later this month and to City Council. Based on feedback from the Commission and Council, staff can continue to evolve the report's format and content in future years.

Staff's presentation will highlight some of the accomplishments and progress toward plan goals and action items.

QUESTIONS FOR Committee

Should staff distribute the report to all City Council members?



AURORA PLACES COMPREHENSIVE PLAN

2020 DRAFT REPORT

June 10, 2020

Section 1: Introduction and Overview

When the Aurora Places Comprehensive Plan was adopted by City Council in late 2018, it was with the understanding that the plan serves as both a compelling statement of the community's vision, values, and aspirations, as well as a powerful decision-making tool that may occasionally be re-calibrated to respond to changing conditions, priorities, and opportunities.

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What is the Aurora Places Comprehensive Plan?

Aurora Places serves as a foundation for decision-making related to growth and development in Aurora. It presents a vision for the future, with long-range goals and recommended actions for a variety of public activities. The plan addresses topics including land use, transportation, housing, economic development, natural resources, parks and open space, community identity and more. Aurora Places describes challenges and opportunities that face the community and articulates the city's vision and guiding community principles and values for how it wants to grow and develop.

Aurora Places is general in nature—it cannot tackle every issue in sufficient detail to determine every type of necessary action. The plan's intent is to identify key areas of focus, define a vision for future growth and development, and provide guidance for city actions and investments over the next 10 to 20 years. In areas where more detailed information and recommendations are needed, the plan may identify additional steps or actions to address those needs. The plan serves the following key functions:

Telling Aurora's Story and Sharing Its Vision

At its core, the plan should serve as a powerful statement of the community's vision for how it grows and changes in the coming years. The plan identifies the city's priorities and charts a path for the city's long-term growth.

Evaluate and Inform Development Proposals

The plan should guide and assist in the evaluation of public and private development proposals and help ensure that proposed developments support the city's long-term objectives.

Regulatory Framework

The plan should serve as a foundation for zoning regulations, subdivision regulations, the official zoning map, water planning and policy, flood hazard regulations, annexation decisions and other decisions

guided by these regulations. Amendments to these regulations should be made as needed to support the long-term objectives of the plan.

Coordinate Local and Regional Initiatives

The plan should inform and coordinate local and regional planning initiatives at the city, county and regional levels. The plan may aid and inform efforts related to housing, transportation, transit, trails, water and natural resources, economic development, annexation, conservation and more.

CIP and Budgeting

The plan should inform the development of the city's capital improvement program and budgeting process and help establish priority expenditures and the sequence of capital improvement programming.

Identify Future Studies

The plan establishes a path forward, but cannot address every issue in sufficient detail. It should help identify additional studies and future action steps to address specific needs.

Inform and Educate

The plan is a valuable source of information for policy makers, local boards and commissions, organizations, businesses and residents. This broad spectrum of interests should use the plan to inform members and stakeholders and provide important information that can assist with future initiatives.

Aurora City Council unanimously voted to adopt the plan, which became effective on October 27, 2018. The full plan document can be viewed or downloaded at AuroraGov.org.

How is the plan implemented?

The comprehensive plan is a community vision and policy guidebook for growth and development. Implementation of the plan occurs through the decisions that are made regarding development approvals and regulations, public infrastructure investments, public services and programs, economic development activities, and partnerships. Decisions that align with the goals and policies stated in the plan move the community toward that desired vision.

The City of Aurora has access to a number of tools and methods with which to pursue the plan's goals and carry out its policies. These tools include:

- Capital Improvements Planning
- Partnerships
- Neighborhood and Area Planning
- Land Use Regulation
- Technology and Data Solutions
- Infrastructure Planning
- Urban Renewal

Section 2: Development Activity Report

This section provides data on development activity as well as significant planning and policy activity that has been undertaken by the city. It also highlights development projects that exemplify the plan's ambitions in design, innovation, and placemaking, and support the community's vision.

Development Activity by Placetype

The following tables count building permits issued between January 1, 2019, and December 31, 2019 for new commercial buildings, single-family homes, and multifamily units.

Commercial Permits

Placetype	Permits Issued (2019)	Valuation (2019)
Urban District	11 permits	\$113,895,000
Innovation District	1 permit	\$650,000
Industry Hub	25 permits	\$235,750,000
Buckley Air Force Base	-	-
Urban Green Space	-	-
City Corridor	5 permits	\$7,795,000
Established Neighborhood	6 permits	\$23,295,000
Emerging Neighborhood	3 permits	\$505,000
Original Aurora	1 permit	\$150,000
Commercial Hub	7 permits	\$14,960,000
Special Use	-	-

Single-Family Detached and Attached Residential Permits

Placetype	Permits Issued (2019)	Valuation (2019)
Urban District	-	-
Innovation Campus	-	-
Industry Hub	-	-
Buckley Air Force Base	-	-
Urban Green Space	-	-
City Corridor	-	-
Established Neighborhood	861 units	\$226,370,000
Emerging Neighborhood	513 units	\$108,820,000
Original Aurora	28 units	\$4,620,000
Commercial Hub	178 units	\$29,850,000
Special Use	-	-

Multi-Family Residential Permits

Placetype	Permits Issued (2019)	Valuation (2019)
Urban District	707 units	\$85,600,000
Innovation Campus	60 units	\$11,060,000
Industry Hub	-	-
Buckley Air Force Base	-	-
Urban Green Space	-	-
City Corridor	135 units	\$16,000,000
Established Neighborhood	631 units	\$154,645,000
Emerging Neighborhood	-	-
Original Aurora	-	-
Commercial Hub	-	-
Special Use	-	-

Significant Development Projects

The following are a sample of the significant development projects that are planned, under construction, or recently opened in Aurora. All of these projects represent the city's vision as expressed through the Aurora Places plan's placetypes.

The Point at Nine Mile Station (Phase 1)

This multi-phase redevelopment envisions 500 residential units, 100,000 square feet of retail space, and up to 250,000 square feet of commercial space, located within walking distance of RTD's Nine Mile Station. Phase 1 of the project is the relocation of King Soopers to a brand new facility at the north end of the site., which is largely complete. An application for a first phase of market-rate multifamily housing has been submitted and the master developer was recently awarded a Low Income Housing Tax Credit (LIHTC) for an affordable multifamily project. Additionally, the City has been awarded a Federal grant to fund the Nine Mile Station Bicycle and Pedestrian Bridge, directly connecting the new development to the station.

Placetype: Urban District
 Location: NEC S Peoria St and S Parker Rd
 Status: First retail phase completed and open; second phase in design/negotiation

Argenta

Argenta, located at the former Fan Fare site, is a redevelopment/infill project that is planned for 207 mid-rise rental units, 86 for-sale town homes, 19,700 square feet of retail and commercial space, and a 14,000 square foot mixed-use building.

Placetype: City Corridor
 Location: NWC Havana St and E 3rd Ave

Status: Infrastructure work is underway, first phase of residential units are anticipated to start construction this year



Figure 1 Argenta

Parkside at City Center

Parkside at City Center is a mixed-use development just minutes away from the Town Center at Aurora and Metro Center Station on the Aurora R Line. The project contains 216 rental apartments in a 5-story building, with structured parking. Retail, restaurants, and personal services line Sable Boulevard and Alameda Avenue. The project is under construction and should be complete by late 2020 or early 2021.

Placetype: Urban District
Location: E Alameda Ave and S Sable Blvd
Status: Under construction



Figure 2 Parkside at City Center

Painted Prairie

Painted Prairie is a 626-acre planned community of 3,200 residences and a mixed-use town center, adjacent to the Gaylord Rockies Resort and Convention Center and just minutes from Pena Station, Denver International Airport, and the Anschutz Medical Campus. Phase 1 consisting of approximately 600 residential units and a 20 acre park are under construction. Phase 2 approvals are under review.

Placetype: Emerging Neighborhood
Location: South of E 64th Ave, north of E 56th Ave, west of Picadilly Rd
Status: First residential phase under construction



Figure 3 Painted Prairie

Iliff Peak

Iliff Peak TOD is a 316 unit apartment complex with 12,500 square feet of retail space, located adjacent to the Iliff Station on the Aurora R Line. The project is complete and open.

Placetype: Innovation Campus
 Location: E Iliff Ave and S Blackhawk St
 Status: Completed and open



Figure 4 Iliff Peak TOD

Stapleton Aurora

Stapleton Aurora is residential subdivision approved for up to 960 units of single-family attached, single-family detached, and multifamily homes. This project is largely complete.

Placetype: Original Aurora
 Location: West of N Moline St, north of E 25th Ave
 Status: Under construction

The Aurora Highlands

The proposed Aurora Highlands is a massive 2,500 acre mixed-use community planned for 60,000 residents in 13,000 homes. The project will include office and medical uses and is located with convenient access to I-70, E-470, and the Denver International Airport.

Placetypes: Emerging Neighborhood, City Corridor, Commercial Hub
 Location: East of E-470, north of E 26th Ave, south of the future E 48th Ave
 Status: Infrastructure is under construction, first residential phases consisting of approximately 700 units are beginning construction



Figure 5 The Aurora Highlands

Annexations and Placetype Map Amendments

The following are annexations and amendments to the Aurora Places placetype map completed between January 1, 2019 and May 30, 2020.

Annexations

Majestic Commercenter

This large industrial tract just east of E-470 was annexed into Aurora with anticipation for industrial development.

Location: West of E-470, north of Smith Rd, east of Picadilly Rd)

Area: 538.4 acres

Valley Arapahoe

This is a portion of the Valley Country Club's country club and golf course. The club plans to reconfigure its course as part of the sale. The prospective owner of the property stated plans were to develop multifamily housing on the property.

Location: A portion of Valley Country Club, north of E Arapahoe Rd, west of S Helena St

Area: 15.7 acres

BOWIP

This property was annexed for future development of industrial uses.

Location: North of 64th Ave, east of E4-70, south of city limit

Area: 157.2 acres

Smoky Hill Crossing

This is a small annexation of 7 residential parcels and a portion of the E Smoky Hill Road right-of-way.

Location: South of E Smoky Hill Rd, west of E-470

Area: 17.6 acres

Comprehensive Plan Amendments

Valley Arapahoe

Associated with the annexation listed above, the placetypes map was amended for this property and changed from the Urban Green Space designation to the Commercial Hub designation, which accommodates multifamily or mixed-use development.

Location: A portion of Valley Country Club, north of E Arapahoe Rd, west of S Helena St

Area: 15.7 acres

High Point at DIA

This area was originally designated as the Urban District Placetype. The applicant proposed to change it to the Emerging Neighborhood Placetype in order to allow a mix of single-family residential uses, which are not permitted in the Urban District Placetype.

Location: Tracts to adjacent to E-470 to the north and south of E 64th Ave

Area: 98.0 acres

Section 3: Emerging Issues and Trends

The *Aurora Places Comprehensive Plan* is built on an understanding of current and anticipated trends as they affect housing, the economy, development, city services, and demographics. However conditions can change and it is important for the city to identify, understand, and react to those changes. Opportunities will present themselves and challenges will arise that may have significant impacts on the community’s priorities and vision for itself. This section takes stock of some of the issues and trends that may affect the city’s pursuit of its goals.

Data trends

Chapter 2 of the plan contains the following data points. The most recent data available is only 2 years newer than that presented in the *Aurora Places* plan. Selected data points include:

(Data source is US Census Bureau, American Community Survey 2016 or 2018, unless otherwise noted.)

Race / ethnicity, as proportion of total population

	2016	2018
White alone	59.7%	60.7%
Black or African American alone	15.4%	16.0%
American Indian and Alaska Native alone	0.8%	0.9%
Asian alone	5.3%	6.3%
Native Hawaiian and Other Pacific Islander alone	0.3%	0.3%
Some other race alone	9.8%	10.4%
Two or more races:	5.4%	5.4%

	2016	2018
Hispanic or Latino origin	28.5%	28.4%

Foreign born residents

	2016	2018
Foreign born residents	68,500 (19.5%)	72,167 (19.9%)

Median household income

	2016	2017	2018
Aurora	\$55,303	\$58,343	\$62,541
Denver-Aurora-Lakewood MSA	\$68,173	\$71,884	\$75,565

Renter households, pct of income spent on rent

	2016	2018
Less than 30%	45%	44%
30-34.9%	11%	11%
35-39.9%	7%	8%
40-49.9%	10%	11%
50% of more	27%	26%

Location of work

	2016	2018
Worked in Aurora	36%	37.5%
Worked outside of Aurora	64%	62.5%

Mode of transportation to work

	2016	2018
Car, truck or van	87.5%	87.5%
Drove alone	76.2%	76.7%
Carpooled	11.3%	10.9%
Public transportation	5.6%	4.9%
Walked	1.7%	1.4%
Bicycle	0.2%	0.2%
Taxicab, motorcycle, or other means	1.0%	0.9%
Worked from home	4.1%	5.1%

Average travel time to work

	2016	2018
Average travel time to work	28.8 minutes	29.7 minutes

General fund revenue, by source

	2018	2020
Sales tax	55%	55%
Auto use tax	5%	6%
Capital related use tax	7%	7%
Property tax	11%	11%
Franchise fees / taxes	4%	4%
Highway users taxes / fees	4%	3%
Lodgers tax	2%	2%

Other operating and transfers	12%	12%
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Source: City of Aurora Budget 2018 and 2020

Influential issues and trends

The following offers a short narrative on issues that may shape the city’s future and influence planning and development in coming years. Decision-makers, staff, and the community will respond to these issues as they touch on various aspects of Aurora’s growth, development, and prosperity.

COVID-19 impacts

The effects of Covid-19 and the resulting restrictions will continue to unfold and be felt into the future. Restrictions on gatherings has cancelled or delayed countless activities around the community, including city-sponsored events and meetings, and severely limited shopping, entertainment, and hospitality activity for a number of months. The economic implications will effect businesses, employees, and city sales tax revenues, with long term impacts as yet unknown.

Business in some sectors and for some occupations has moved largely online. Telecommuting and online shopping have boomed in popularity and necessity, which may have lasting effects on employee and consumer preferences and behavior. Need for office or retail space may change as a result, while impacts of delivery and curbside pick-up purchases may affect mobility trends. Planning for future office, retail, entertainment, and hospitality uses will have to adapt and be informed by whatever lasting impacts Covid-19 has on households and businesses.

RTD service changes

In 2019, RTD announced some system-wide service changes and cuts that would affect both bus and train service to Aurora. RTD’s stated reasons for the cuts included an ongoing operator shortage, citing a low regional unemployment rate and lengthy training schedule for new hires. The service changes affecting Aurora included R Line service reduced from 15 minute to 30 minute frequency and reduced frequency for a number of bus routes. The City of Aurora opposed the cuts. Transit service is a critical service to local residents and employers and the Aurora Places plan repeatedly and unequivocally supports the need for an integrated, multi-modal transportation system serving neighborhoods, shopping areas, employment centers, and other important destinations. The Transportation, Airport, and Public Works Policy Committee was briefed on this topic on January 23, 2020.

Housing affordability

Housing affordability continues to be among the most widely discussed challenges facing Aurora and the Denver metro area. There are interrelated challenges across the housing spectrum, from homelessness, to affordable housing, to first-time homebuyers, move-up and executive homes and apartments, and homes for seniors and others with unique housing needs and preferences. Housing issues permeate planning and development. A desirable housing stock can be an economic development asset, an economic engine, and a critical part of residents’ quality of life.

“Housing for All” is one of the seven guiding community principles upon which the Aurora Places plan is built. The plan states that high-quality housing options of all types and at all price levels is a critical issue for the community’s well-being. While the city has a role to play in supporting a healthy and diverse housing environment, the private sector is critical in providing new and rehabilitated housing options across Aurora. In support of this principle, in 2018, the city completed a housing market study and in 2019 the city initiated development of a housing strategy, which is described in more detail in the Section 4. New approaches and tools identified in these studies will help the city and community more effectively address this pressing need.

Retail market trends

The city’s retail specialist has regularly briefed the Planning and Economic Development Policy Committee on the changing trends of the retail marketplace and its potential effects and opportunities for Aurora. One ongoing trend that has been discussed is the relationship between brick-and-mortar stores and online commerce continues to evolve. While online shopping does offer certain conveniences, retailers have adapted by combining traditional and online shopping experiences or adapted their approach to off in-store what online cannot. Experience-driven retail is one adaptation. This approach works hand-in-hand with the placemaking approach and emphasis found throughout the Aurora Places plan.

More immediately, restrictions on retail and restaurants due to Covid-19 have accelerated this change, especially with regard to online ordering with in-store pick-up, food and grocery delivery. Surveys suggest that some of these changes in consumer behavior may reshape parts of the retail sector permanently. These changes may have profound impacts on how stores and commercial districts are sized, situated, and designed, and may require adjustments to zoning or development standards to accommodate this new style of service.

In response to the impacts of Covid-19 on the city’s restaurant and retail businesses, the city has recently initiated an expedited temporary use permit (“TUP”) process to allow businesses to shift activity outside their establishment and to encourage safe reopening and increased economic activity.

Over the past several years, a number of Council members have joined in the city’s delegation and efforts at the ICSC conference in Las Vegas. The 2020 event was cancelled due to Covid-19, however the city has continued to work closely with the retail community on recruiting new businesses and implementing programs that support small businesses through the Covid-19 situation. City Council and the Planning and Economic Development Policy Committee will continue to receive briefings on the economic and fiscal impacts of Covid-19.

SECTION 4: Status of Action Items

Chapter 7 of the Aurora Places Comprehensive Plan includes an array of specific projects or initiatives with the goal of implementing the city’s vision and making progress toward its stated goals. The following is a brief update on the status of those action items that have been initiated, are in progress, or recently been completed. City Council and Boards and Commissions may have been briefed in more detail on these items during the course of the past year.

Housing Strategic Plan

Principles: Housing for All; Strong Economy

Develop a comprehensive set of recommendations and strategies to address the short- and long-term housing needs of the community, including, but not limited to: homelessness, displacement, transitional housing, workforce housing, mobile or manufactured housing, condominium development, executive housing and other homeownership opportunities. Integrate opportunities in future neighborhood or area plans.

Status: In Progress

At the April 15, 2019, Council Study Session, Heidi Aggeler with Root Policy Research provided an overview of a range of potential best practices that may be discussed with stakeholders during the public outreach portion of the housing study. The consultant also provided an overview of the study's major tasks that include: identification of current city housing resources and programs; update the 2018 housing market analysis; develop a best practices toolkit; vet with community stakeholders; develop recommendations for a housing strategy, and present draft recommendations to Council.

The public outreach efforts were conducted throughout the summer of 2019 and included a series of focus groups to review and provide feedback on the draft housing toolkit. Topics discussed at the focus group meetings included better utilization of land, preservation of existing housing, funding mechanisms, regulatory tools and incentives, and partnerships, among others.

Stakeholders invited to participate included: affordable and market-rate housing developers and builders, housing advocates and service providers, financial, real estate and lending industry representatives, public partners and local institutions, residents, and six city boards and commissions. Root Policy Research was also a consultant on the regional Assessment of Fair Housing (AFH) which included the City of Aurora and the Aurora Housing Authority, and was able to incorporate the extensive public input from the AFH into the Aurora Housing Study.

Staff presented a draft housing strategy to Council in May 2020. At that meeting, Council asked staff to continue the discussion at a future study session, including further discussion regarding executive housing, local funding options, recommended revisions to the zoning code, goals related to homelessness, the potential effects of Covid-19 on housing needs, and other items. That discussion is scheduled for the Council study session in late June 2020.

With Council's direction, staff will publicize the draft and initiate a final round of public review and comment on the recommendations before finalizing the document.

Smart City Initiative

Principles: All

Launch a Smart City Aurora initiative to embrace technology and data-supported decision-making to address the city's challenges and achieve its goals. Technology offers new ways to connect with the public, manage traffic and transportation systems, monitor and maximize the efficiency water and utilities, partner with local businesses and provide quality city services to the community.

Status: Strategic Plan Completed

Earlier this year, the city completed work on the Aurora Smart City Playbook, a strategic framework for further integrating technology and data into the city's work and community life. The document outlines a series of five values – cohesive, proactive, accountable, connected, and inclusive – and provides recommendations for implementing a variety of goals and actions to realize these values.

Area Planning Program

Principles: All

Enhance Area Planning Programs. Develop studies, analysis and plans for neighborhoods, urban districts, commercial corridors, employment centers and other subareas of the city where plans do not currently exist. Existing area plans should be updated to account for changes in conditions and opportunities. Each program will identify and prioritize target areas for future planning and development based on agreed upon criteria.

Status: In Progress

64th Avenue Mobility and Urban Design Plan

Planning & Development Services Department, in close coordination with Public Works Department, Parks, Recreation and Open Spaces Department, and Office of Development Assistance as well as land owners and developers within the study area, including Gaylord Rockies, Rockies Village, High Point, Painted Prairie, Avelon and DEN (Denver International Airport), began a multimodal transportation and urban design study on July 24, 2019. The study area is bounded by Dunkirk Street on the west, the Aurora City Limits on the north, E-470 on the east, and 56th Avenue on the south. The purpose of the study is to assess existing and proposed conditions, evaluate and develop a proposed transportation

network, street cross-sections, block sizes, and building forms, etc., to define a main-street, mixed use, “Complete Streets” concept for 64th Avenue between Dunkirk Street and E-470.

The goal is to establish a multimodal roadway framework and design that complements and promotes the desired main-street and mixed-use form of development for the area. The study has incorporated a robust stakeholder input and participation process to address stakeholder issues and concerns, including two stakeholder meetings on August 20, 2019 and September 24, 2019, and various phone conversations and one on one meetings. Based on the additional outreach and coordination efforts in late 2019 and early 2020, the city and key stakeholders have collectively agreed upon a final draft multimodal roadway framework and design, which will serve as the basis for detailed roadway plans in the study area along 64th Avenue. The Planning and Economic Development Policy Committee was briefed on this on March 11, 2020. A final report should be complete by Summer 2020.

City Center Vision and Development Framework

In early 2020, the city initiated a planning effort to develop a vision and development framework for the City Center area, focused on the area south of Alameda Avenue, north of Exposition Avenue, east of I-225 and west of Chambers Road, which includes the Metro Center and Town Center at Aurora (mall) properties. The City Center area has long been identified as a priority development area and the Aurora Places Comprehensive Plan reaffirmed the area as a unique opportunity for a major mixed-use urban district. The purpose of the planning effort is to provide the city with a current and documented vision for how this important area can continue to develop into a mixed-use center for shopping, entertainment, jobs, and community life. The development framework will address major topics that will shape City Center’s future development, including land use mix, mobility and connectivity, urban design, open space and public improvements, development financing, and identity and branding. The project will include a public engagement opportunities for community stakeholders to share their desires and ideas for the area.

Initial engagement of the key property owners, identification of a steering committee, and development of an existing conditions analysis have been completed, however public engagement efforts have been put on hold due to COVID-19 restrictions. Staff is continuing to evaluate non-contact alternatives for public engagement and will be moving this process forward in late Summer 2020.

The final plan will provide city decision-makers, the development community, and the Aurora community with a clear and compelling vision for how City Center can develop over time.

Havana Street Corridor Study

The city is conducting the Havana Street Corridor Study in response to a renewed emphasis and heightened awareness of safety, accessibility and mobility for all users along busy transportation corridors, including planning for pedestrians, bicycles, buses and cars. The study is an opportunity to create a vision and plan that recognizes the diverse needs of Aurora's residents, business owners, visitors and traveling public along the Havana Street corridor. The study will result in a corridor vision,

goals, branding enhancements, land use framework, recommended transportation improvements, phasing, conceptual design, cost estimates and funding strategies.

The project was kicked off on March 3, 2020. Currently, the consultant has completed a draft report on Existing and Future Background Conditions Analysis. It is expected that the report will be finalized by June 24th. Staff is coordinating with Havana BID and other key stakeholders to schedule an initial stakeholder’s meeting in early or mid-July to provide a project overview, present the Existing and Future Background Conditions Analysis report and collect comments and feedbacks. The first Technical Advisory Committee meeting including representatives from various public agencies will also be conducted one week after the stakeholder’s meeting. Staff plan to provide a project update to the council Transportation, Airports and Public Works Policy committee in August.

Zoning Code Update

Principles: All

Complete and implement the city’s updated zoning code to ensure quality development throughout the city and guide development to realize Aurora’s newly defined placetypes.

Status: Completed

In 2014, the city initiated a multi-year project to update the Zoning Code. After extensive analysis, public input, and review, the Unified Development Ordinance (UDO) was approved by City Council on August 19, 2019. The adopted UDO is currently being used to regulate and shape development in Aurora. Staff will continue to evaluate the UDO’s effectiveness. A first round of minor amendments to the UDO was presented to the Planning and Economic Development Policy Committee in May 2020 and will be reviewed by the Planning and Zoning Commission and City Council in Summer 2020.

Parks, Recreation and Open Space Strategic Plan

Principle: Healthy Community

Develop a strategic plan that, among other objectives, evaluates land dedication standards and policies, land management policies and practices, inventory and benchmark analyses and programming recommendations. An implementation strategy should address the study’s findings and support key principles and recommendations of the comprehensive plan.

Status: In Progress

In Summer 2018, the city hired GreenPlay LLC to prepare the PROS Strategic Plan. The study’s focus is on the department’s internal operations, specifically its long-range issues, priorities, and needs. The plan examines major aspects of the department’s work and will provide recommendations related to goals, strategies, and implementation. A first draft of the plan was delivered to the city in Fall 2019. Staff is working with the consultant to refine the draft, which is now targeted for completion by the end of the year.

Arts and Arts-Supportive Facilities

Principles: Authentic Aurora; Diverse and Equitable

Complete a comprehensive evaluation of the needs and opportunities for arts and cultural venues, and supporting facilities, in the Arts District and throughout the city.

Status: In Progress

The City, in conjunction with local groups including the Aurora Cultural Arts District (ACAD) organization, local artists and stakeholders, and Artspace, a leading, national nonprofit development consultant for the arts, has evaluated the need for artists' space and opportunities to develop new venues in the Arts District. In August of 2019, the Phase II Arts Market Survey was conducted in cooperation with Artspace, to assess the demand for a broad range of artists' space in the District. The survey achieved very good response. The final survey and report were presented to the Housing Redevelopment and Neighborhood Services (HRNS) Council Subcommittee in October of 2019. The presentation was well-received and Council indicated an interest in a continued policy discussion as to the report's findings and potential opportunities.

In 2019, the Development Services Division received a special allocation in the amount \$140,000 to improve the 1400 Dallas arts facility, currently being used to house and provide space for local artists. Staff worked with the local artists, stakeholders, and the ACAD Board to build consensus as to a concept for proposed improvements. The city continues to evaluate programming and physical needs of city-owned buildings, including the Hornbein Building, Fox Arts Center, Peoples Building, and Vintage Theater. Due to Covid-19 and the impacts to the city budget, funding for renovations to 1400 Dallas has been frozen.

Northeast Area Mobility and Accessibility Program

Principle: Improved Mobility and Active Transportation

Identify and pursue funding sources for improving mobility and accessibility in the northeast area, with a specific focus on connectivity. Construction of the I-70/Picadilly interchange to support the economic activities of e-commerce, fulfillment centers, warehousing and logistic industries in the area.

Status: In Progress

Mobility hubs as identified by the Northeast Area Transportation Study (NEATS) Refresh are being defined and programmed into specific site plans as development occurs. Overall consensus has been reached with development community to increase active transportation opportunities and enhance the multimodal environment along 64th Avenue by changing its planned design from 6 lanes to 4 lanes and modifying land uses and development designs to better engage the street.

A \$25 million BUILD grant was awarded in 2019 which completes the \$56.6 million funding package needed to initiate and complete the design and construction of the I-70 / Picadilly interchange. Construction could start by 2021 with completion in 2023.

AuroraLine (R Line) Transportation Management Association

Principle: Improved Mobility and Active Transportation

Work with DRCOG, RTD and major businesses along the Aurora Line (R Line) to evaluate the establishment of a corridor-wide Transportation Management Association (TMA). Focus on promoting the R Line, including marketing the service, reducing congestion, fine tuning service and connection times, increasing transit ridership and providing first-mile, last-mile mobility options such as bike sharing and car sharing to various stations along the line.

Status: Initiated

The City has initiated outreach to DRCOG in preparation for submitting a 2021 grant application to implement and program the TMA.

Bicycle and Pedestrian Master Plan

Principle: Improved Mobility and Active Transportation

Update the citywide Bicycle and Pedestrian Master Plan, focusing on identifying a functional classification of the bicycle network that includes primary and secondary bicycle routes, appropriate facility design standards and street crossing treatments.

Status: Initiated

The plan is being scoped for a future grant submittal. A staff working group is convened monthly and is evaluating interim technical amendments and updates to the current Bicycle and Pedestrian Master Plan.

Complete Streets Policy and Guidelines

Principle: Improved Mobility and Active Transportation

Develop policies and guidelines that foster mobility improvements to create a safe and inviting transportation network for all users including bicyclists, motorists, transit operators and users, and pedestrians of all ages and abilities.

Status: In Progress

In late 2019, the Transportation, Airports, and Public Works (TAPS) policy committee reviewed the draft recommendations and gave staff direction to integrate these policies and guidelines into the city's Roadway Design Manual. This process is currently underway.

Aurora Places Review and Report

Principles: All

Prepare a report for the Planning and Zoning Commission, city management and the Aurora City Council outlining progress in plan implementation. The report should include the following: information on key community trends and changing conditions; a progress report on each of the key actions in Chapter 6, including improvements in the related measurements; identification of new actions to be undertaken and recommendations on amendments to the Aurora Places Plan.

Status: In Progress

This document is the first of what will be a series of reports on the progress toward the goals and policies of the Aurora Places Comprehensive Plan. Staff is working with the Planning and Zoning Commission and City Council to develop a template for this report to be used in coming years.

SECTION 5: Recommended Amendments

No specific amendments are recommended at this time. The plan was adopted only 18 months ago and the vision, goals, and strategies are relevant to current conditions. As was noted above, placetypes map amendments may come forward as a result of specific development proposals. Additionally, ongoing area planning efforts may result in amendments to the plan upon completion.

The long-term effects of Covid-19 on the community and the city's budget and operations are only be starting to be understood. Much of the impact on Aurora, the region, and the local economic has yet to unfold. If the impacts of Covid-19 necessitate a change to the city's vision for growth and development, City Council may direct staff to bring forward amendments to the Aurora Places plan.

The Planning and Zoning Commission and City Council will be appropriately briefed on any upcoming recommended amendments to the plan.

Aurora Places Receives APA Honors

The *Aurora Places Comprehensive Plan* was honored with a 2019 Merit Award from the Colorado Chapter of the American Planning Association.