

**AGENDA**  
**HOUSING, NEIGHBORHOOD SERVICES, & REDEVELOPMENT**  
**POLICY COMMITTEE**  
**Tuesday, December 8, 2020 3:00 PM**  
**WebEx Meeting - access information provided to internal staff**

**Public Participation Dialing Instructions**  
**Dial Access Number: 1.408.418.9388**  
**Access code: 146 994 2406**

Council Member Crystal Murillo, Chair  
Council Member Francoise Bergan, Vice Chair  
Council Member Alison Coombs  
Roberto Venegas, Deputy City Manager  
Jessica Prosser, Director, Housing and Community Services  
Andrea Amonick, Manager, Planning & Development Services

The Housing, Neighborhood Services, & Redevelopment Committee's Goal is to:

- Maintain high quality neighborhoods with a balanced housing stock by enforcing standards, in relation to new residential development, and considering new tools to promote sustainable infill development
- Plan for redevelopment of strategic areas, including working with developers and landowners to leverage external resources and create public-private partnerships

1. Welcome and Introductions
2. Review/Approval of Minutes – November 12, 2020
3. Announcements
4. New Items
  - Resolution to Temporarily Suspend Enforcement of city Code Section 46-4.6.3.B.4 at 3293 Oakland Street – Mayor Mike Coffman
  - Housing, Neighborhood Services and Redevelopment Policy Committee Review of Scope and Name – Jessica Prosser
  - City Center Vision Project Update – Dan Krzyzanowski
5. Miscellaneous Matters for Consideration

Next Meeting: Wednesday, January 6, 2020 at 3:00 p.m.

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**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE**

November 12, 2020

Members Present: *Council Member Crystal Murillo- Chair*  
*Council Member Francoise Bergan*  
*Council Member Alison Coombs*

Others Present: Council Member Juan Marcano, George Adams, Andrea Amonick, Liz Fuselier, Linda Garnett, Lindsay Hammond, Karen Hancock, Chance Horiuchi, Tim Joyce, Daniel Krzyzanowski, Candy Larue, Craig Maraschky, Lucas Palmisano, Mindy Parnes, Jessica Prosser, Roberto Venegas, Sandra Youngman, Cecilia Zapata

**WELCOME AND INTRODUCTIONS**

Council Member Murillo welcomed everyone to the meeting.

**MINUTES**

Council Members Coombs and Murillo approved the minutes for the October 7, 2020 meeting.

**ANNOUNCEMENTS**

Jessica Prosser, director of Housing and Community Services announced the virtual grand openings of two new affordable housing developments in Aurora:

- Peoria Crossing
- Vets at Fitzsimmons project in conjunction with Colorado Coalition for the Homeless on November 13, 2020

**NEW ITEMS****REGULATION ADOPTING STATE TENANT RELIEF****Summary of Issue and Discussion**

On July 20, 2020, the city of Aurora declared a state of disaster due to the public health incident related to COVID-19 to preserve and protect the public health, safety, and welfare of the inhabitants of the city. Under Aurora Municipal Ordinance 38-33(d), during a declared state of disaster, the city manager may promulgate regulations necessary to protect life and property and preserve critical resources. At this time, the city manager has determined that an exercise of that authority is necessary to protect the citizens of the city of Aurora and to facilitate statewide efforts to stop the spread of COVID-19. Therefore, the following regulations are hereby adopted:

1. The city of Aurora hereby adopts the restrictions promulgated by State Executive Order D 2020-101, dated June 13, 2020 (“State Relief for Tenants Order”) as it may be amended from time to time pertaining to prohibiting landlords from charging any late fees or penalties for any breach of the terms of a lease or rental agreement due to nonpayment that were incurred from May 1, 2020 through the duration of the state declared state of epidemic disaster by extending the termination date of the Executive Order D 2020-101 by multiple successive Executive Orders.
2. The city manager hereby delegates enforcement authority for State Relief for Tenants Order to the director of Housing and Community Services and the director of Finance. Such directors may delegate enforcement duties to personnel within their respective departments.
3. This regulation shall remain in place so long as Executive Order D 2020-101 is extended by additional Executive Orders, or until the city manager determines that such regulation is no longer necessary to protect life and property in the city of Aurora.

Council Member Marcano reported on the status of an initiative to prohibit late fees on rent in residential and commercial property. The city attorneys have established that the structure of Aurora's charter does not allow the creation of an ordinance similar to the one in Brighton that inspired the initiative. However, Council can pass a temporary resolution effective for the duration of Covid-19 that would allow the city manager to accomplish the same thing under the disaster declaration currently in effect. CM Marcano spoke of the benefits to Aurora's residents and small businesses who rent spaces and miss payments due to a COVID related hardship. He explained this would be a complaint driven process, but staff would not be asked to actively enforce. If someone is charged a late fee on their rent, the individual would contact Housing and Community Services or Tax and Licensing to have the concern addressed.

#### Questions/Comments

Jessica Prosser commented more broadly on financial relief and stated the intention is to continue with rental assistance through the first of the year using CARES Act funds. Once those funds are depleted, Aurora will make use of CDBG funds allowing relief to applicants who meet income guidelines. Relief options for mortgage assistance and utilities are also being explored. She noted that switching funding sources changes the eligibility criteria.

CM Marcano stated the intent was to move the item to study session, and possibly dual list the item to get it in place quickly. He stated it was a matter of timeliness and expected the Governor to extend the emergency order; which would allow the city to carry this through the end of the year and continue it into next year if the order did get extended.

CM Bergan asked what the end date is for the proposed prohibition on late fees for rent. CM Marcano responded that it piggy-backs with the Governor's order expiring 12/31/2020. The city manager can opt in for as long as the Governor's order is in effect. The end date for CM Marcano's proposal is unknown but speculated to extend into 2021 as the pandemic continues. CM Bergan asked if it was for late fees only and CM Marcano confirmed it was.

CM Coombs commented that adding late fees on top of what people are already struggling with at this time will cause them to dig deeper and deeper just to get by. She stated it seemed like a "no-brainer" to not allow late fees to be added, due to the pandemic.

CM Murillo asked for clarification on whether this was just for late fees added for rent and not other bills. CM Marcano confirmed it was specifically for late fees on rent. CM Bergan asked if commercial leases were getting any government support in terms of reimbursement. She stated she wanted to make sure the city didn't exempt the late fees if there's a mechanism for them to be charged but not assessed to the lease. CM Marcano stated he wasn't sure and explained this didn't deal with landlords specifically, but instead meant to aid the tenant. Andrea Amonick stated the city's AOE 3 Program does allow for rent payments for small businesses, particularly if they are behind, and offered to give statistics on how many have been processed so far. CM Bergan commented that businesses would not be getting a late fee because they would be receiving assistance to pay their rent.

#### Outcome

Committee members unanimously supported moving the item to study session as a dual listed item.

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## **HOUSING SURVEY RESULTS**

### Summary of Issue and Discussion

Aurora is experiencing housing conditions like many communities in the metro area. Low- and moderate-income households are struggling to keep up with rising housing costs. This has been amplified by job loss associated with the COVID-19 outbreak, and the supply of housing across the income spectrum is very limited. While the city has provided housing and community development programs to support the development of housing and housing services, additional options for funding and programs would expand the city's effectiveness in ensuring the current

and future housing needs of workforce, families, and residents across the age and income spectrum are met. This Aurora Housing Study focuses on the most effective, efficient and outcome-proven methods to expand housing options in the city, with a focus on:

- Increasing and leveraging existing resources to address housing needs;
- Setting housing goals and manage housing investments to achieve those goals;
- Preserving existing housing while increasing the supply of housing for households across the income spectrum;
- Improving regulatory processes as needed to reduce the cost of housing development.

In response to specific recommendations found within the Aurora Housing Study document, a survey was conducted to better understand the community's support for the policy and strategy recommendations. The provided feedback helps the City validate its recommendations and prioritize its actions toward addressing the housing issues facing Aurora.

At the Housing, Neighborhood Services and Redevelopment Policy Committee meeting on October 7, 2020, the Committee requested final survey results once the survey ended. Jessica Prosser, director of Housing and Community Services, along with Community Development staff gave a status update on the Housing Study and survey results with an aim toward moving the process from surveying to implementation. A presentation was shared that detailed the following topics:

- Project Overview
- Community Engagement
  - Survey Results
- Final Draft Priority
  - Action Items
- Proposed Adoption Schedule

#### Questions/Comments

Council Member Bergan noticed a zip code of 80045 on the presentation slide reflecting survey responses that were broken down by zip code. Dan Krzyzanowski explained it was the area code for Anschutz. Regarding the strategy recommendations, CM Murillo noticed that developing a recruitment strategy for executive ownership housing and high-end rental housing was last on the list. She asked if all the recommendations listed on the presentation were the same as those listed on the survey. Dan confirmed they were. CM Bergan asked why executive ownership was part of the survey that was about affordable housing. She stated she knows the city wants to encourage this type of housing and wants it to be available for those in executive positions moving into the city, but she didn't understand why it was included in the survey. Dan explained the study addressed the broader housing market, to include everyone from those experiencing homelessness, low-income, middle-income and high-income brackets, and special populations, seniors, etc. who have specific housing needs. He stated there's a lot of emphasis and acute need for affordable housing, but the entire housing spectrum was addressed.

CM Bergan asked if the assisted living facilities was specifically addressed. Dan stated staff reached out to the senior populations. The Senior Commission and local and state representatives from AARP were asked to participate in focus groups, and attendance was good. Jessica added that staff was also looking at a geographic distribution of housing, mixture of housing, and different areas of the city to determine where there are gaps with diversity.

CM Murillo asked if a housing trust fund was defined on the survey. Dan stated an explanation was provided, but not to include extensive details. Many of the listed strategies are complex financial tools and staff only scratched the surface. Emphasis was on local money and locally controlled money to address local housing needs.

The concluding slide proposed a timeline which moved to add the Housing Study to the December 7, 2020 City Council Study Session and for approval at the December 21, 2020 City Council Meeting.

CM Bergan requested the feedback received from the joint task force and the Aurora Realtors. Dan said he could make that feedback available in the study session packet. CM Bergan remarked on feedback she's received from builders indicating lower-cost homes can be built but do not meet Aurora's building standards. She mentioned the city has a standard for masonry and for density, among others. She asked if that was what staff was referring to when they proposed changes to the UDO. Dan confirmed it was and stated staff recommends taking a second look at additional amendments that support and enable more affordable housing.

CM Bergan requested an analysis by the city's budget finance office indicating the effects on the city's budget and where the money would come from to be included at study session for Council's consideration. Jessica indicated that the work group includes representatives from Legal and Finance, and more information on each will be forthcoming.

CM Coombs asked how opposition against occupancy limits will be reconciled with the rental matching recommendation. Jessica responded that rental matching is the strategic approach not just to adding occupants, but actively matching with the occupancy limits in mind. *E.g.* families of four displaced by the recent fire are matched with an appropriate multi-family building opportunity.

Council Member Murillo added constructive feedback on improvements that can be made to Spanish versions of the study materials. The current translations may have been too formal to be inclusive of colloquial (everyday) Spanish-speakers. The materials themselves were translated later in the process which may have complicated feedback. Additionally, Spanish-speaking citizens expressed an interest in being included as members in focus groups. Jessica noted the feedback and acknowledged the importance of information being relevant and meaningful to engage the community as staff gets into the subset pieces.

#### Outcome

The Committee unanimously approved to move the Housing Survey Results forward to Council Study Session on December 7, 2020.

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#### **MISCELLANEOUS MATTERS FOR CONSIDERATION**

Council Member Murillo followed up on the committee scope and name agenda item from previous meetings. She stated it's getting close to the end of the year and Council was wrapping up the Rules Committee. Jessica indicated staff would further develop the item for the policy committee's December meeting. CM Murillo stated it didn't necessarily need to come back to the housing committee, but when the Rules Committee conversation comes up to the full council, she asked staff to be prepared to talk about that charge. She mentioned part of the conversation has to do with the potential of consolidating committees.

Next meeting: The next meeting was scheduled on Wednesday, December 2, 2020 at 3:00 p.m., however due to a scheduling conflict, the date will be rescheduled.

Meeting adjourned at 3:48 p.m.

APPROVED:

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Committee Chair, Crystal Murillo

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# CITY OF AURORA

## Housing, Neighborhood Services & Redevelopment

### Agenda Item Commentary

<b>Item Title:</b> Resolution by the City Council of Aurora, Colorado, Authorizing the City Manager to Temporarily Suspend Enforcement of City code Section 146-4.6.3.B.4 at 3293 Oakland Street, Aurora, Colorado
<b>Item Initiator:</b> Tim Joyce, Assistant City Attorney
<b>Staff Source:</b> Mike Coffman, Mayor
<b>Legal Source:</b> Tim Joyce, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 1.0--Assure a safe community for people

#### **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

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#### **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.)*

During the November 16, 2020 Council meeting, Council approved an operating agreement for the E-Shelter to be operated by Mile High Behavioral Healthcare. On November 3, 2020, the City of Aurora executed a lease with the property owners of 3293 Oakland Street for the purposes of indoor emergency shelter, safe parking and safe camping. In order to utilize this site for these purposes a resolution by the City Council authorizing the City Manager to temporarily suspend enforcement of city code section 146-4.6.3.B.4 at 3293 Oakland Street, Aurora, Colorado is needed.

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

As COVID-19 has continued to impact Aurora, assistance and protective measures for those most vulnerable in our community have continued. As we move into colder months, our population of people experiencing homelessness with a need for shelter will increase, thus increasing public health concerns. Aurora is also seeing an increase in encampments and people living in their cars. This is a public health issue and the City is working with partners to identify additional sheltering space to accommodate the need. Additional shelter space would be funded with County CARES funds through the end of the year and then HUD Emergency Solutions Grant (ESG-CV) funds starting in January. Eligible activities for ESG-CV include: Emergency shelter, housing stability, homelessness prevention, rapid re-housing, whole family health and wellness and support for Homeless Management Information Systems (HMIS).

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#### **QUESTIONS FOR COUNCIL**

Does the Committee wish to move the resolution by the City Council of Aurora authorizing the City Manager to temporarily suspend enforcement of City code section 146-4.6.3.B.4 at 3293 Oakland Street, Aurora, CO forward to study session?



**NOTICE OF CITY OF AURORA REGULATION PURSUANT TO AURORA  
MUNICIPAL CODE ORDINANCE 38-33(d)**

**Regulation 20-11**

**Prohibiting enforcement of City Code section 146-4.6.3.B.4 at  
3293 Oakland Street, Aurora, Colorado**

On July 2, 2020, the City of Aurora, Colorado declared a state of disaster due to the public health incident related to COVID-19 to preserve and protect the public health, safety, and welfare of the inhabitants of the City. The disaster declaration was reaffirmed by City Council on November 2, 2020. Under Aurora Municipal Ordinance 38-33(d), during a declared state of disaster, the City Manager may promulgate regulations necessary to protect life and property and preserve critical resources. At this time, the City Manager has determined that an exercise of that authority is necessary to protect the citizens of the City of Aurora, Colorado and to facilitate statewide efforts to stop the spread of COVID-19. Therefore, the following regulation is hereby adopted:

1. The City of Aurora, Colorado hereby adopts the provisions of the fourth updated Public Health Order 20-24, as may be amended or extended, that strongly urged the City to make shelter available to people experiencing homelessness. The City has a temporary shelter for persons experiencing homelessness at 3293 Oakland Street, Aurora, Colorado. This location also provides parking for Recreational Vehicles and personal vehicles the homeless may use to sleep in rather than sleep inside the shelter.
2. The City Manager hereby determines enforcement of City Code section 146-4.6.3.B.4, that prohibits people from living in vehicles, shall not be enforced at the 3293 Oakland Street, Aurora, Colorado location for the duration of the City's declaration of disaster, or until the City Manager determines that this prohibition is no longer necessary to protect life and property in the City of Aurora, Colorado.

Dated this \_\_\_\_ day of November 2020.

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James M. Twombly, City Manager

City of Aurora, Colorado

RESOLUTION NO. R 2020-\_\_\_\_\_

A RESOLUTION BY THE CITY COUNCIL OF AURORA, COLORADO,  
AUTHORIZING THE CITY MANAGER TO TEMPORARILY SUSPEND  
ENFORCEMENT OF CITY CODE SECTION 46-4.6.3.B.4 AT  
3293 OAKLAND STREET, AURORA, COLORADO

WHEREAS, the City Code of the City of Aurora, Section 38-33 gives the City Manager the authority to declare that a state of disaster exists when a disaster has occurred, or the threat of disaster is imminent; and

WHEREAS, the state of disaster shall continue until the City Manager finds that the threat of danger has passed, or the disaster has been dealt with to the extent that disaster conditions no longer exist; and

WHEREAS, the City of Aurora, Colorado is experiencing serious emergency conditions because the outbreak of COVID-19 is causing a public health incident; and

WHEREAS, on March 10, 2020, Governor Polis declared a state of epidemic disaster emergency in Colorado; and

WHEREAS, on July 2, 2020, the City of Aurora declared a state of disaster due to the public health incident related to COVID-19 to preserve and protect the public health, safety, and welfare of the inhabitants of the City.

WHEREAS, on November 2, 2020, City Council reaffirmed the City Manager's declaration of a state of disaster; and

WHEREAS, on March 25, 2020, Governor Polis issued the Stay at Home Order, Executive Order 2020 017; and

WHEREAS, on April 9, 2020, the Colorado Department of Public Health & Environment issued its fourth updated Public Health Order (PHO) 20-24 implementing the Governor's Stay at Home Order Requirements; and

WHEREAS, the fourth updated PHO 20-24 currently remains in effect; and

WHEREAS, the fourth updated PHO 20-24 strongly urged governmental entities to make shelter available to people experiencing homelessness as soon as possible and to the maximum extent practicable, and authorized governmental entities to take all reasonable steps necessary to provide non-congregate sheltering along with necessary support services to members of the public in their jurisdiction as necessary to protect all members of the community; and

WHEREAS, on November 2, 2020, City Council approved moving forward with the lease of 3293 Oakland Street, Aurora, Colorado 80010 to provide more temporary housing for the homeless; and

WHEREAS, 3293 Oakland Street has parking spaces available for RV and vehicle parking for the homeless who desire to sleep in their vehicle rather than inside the shelter; and

WHEREAS, City Code section 146-4.6.3.B.4 prohibits travel trailers, tent trailers, pick-up campers or coaches, and motorized dwellings or vans from being used as a dwelling unit unless they are located in a Manufactured Home Park or a Recreational Vehicle Park; and

WHEREAS, 3293 Oakland Street is neither a Manufactured Home Park or a Recreational Vehicle Park; and

WHEREAS, under City Code section 38-33(d), the City Manager may promulgate regulations necessary to protect life and property and preserve critical resources during a declared state of disaster; and

WHEREAS, the City Manager may enact a regulation prohibiting the enforcement of City Code section 146-4.6.3.B.4 for the 3293 Oakland Street to allow the homeless to lawfully sleep in their vehicles at this location for the duration of the declared state of disaster.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Aurora City Council resolves the City Manager will adopt a regulation prohibiting the enforcement of City Code section 146-4.6.3.B.4 at the 3293 Oakland Street, Aurora, Colorado 80010 location to permit persons experiencing homelessness to lawfully sleep in their vehicle at this address for the duration of the City's declaration of disaster.

Section 2. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
SUSAN BARKMAN, Interim City Clerk

APPROVED AS TO FORM:

*Tim Joyce* RLA  
\_\_\_\_\_  
TIM JOYCE, Assistant City Attorney

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# CITY OF AURORA

## Housing, Neighborhood Services & Redevelopment Agenda Item Commentary

<b>Item Title:</b> Housing, Neighborhood Services and Redevelopment Policy Committee Review of the Committee's Scope and Name
<b>Item Initiator:</b> Jessica Prosser, Director of Housing and Community Services
<b>Staff Source:</b> Jessica Prosser, Director of Housing and Community Services
<b>Legal Source:</b> Tim Joyce, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.5--Maintain high-quality, livable neighborhoods

**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

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**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.)*

The Neighborhood Services department finalized a reorganization and department name change on June 1, 2020. The department is now named Housing and Community Services.

On August 5, 2020, the Housing, Neighborhood Services and Redevelopment Policy Committee members reviewed the current Council Rules which define the Housing, Neighborhood Services and Redevelopment Committee as follows:

**Housing, Neighborhood Services and Redevelopment Committee**

The Housing, Neighborhood Services and Redevelopment Committee shall recommend objectives and initiatives in the following areas:

1. Neighborhood stability and code enforcement
  - a. City housing and animal codes
  - b. Policies and procedures of code enforcement
2. Incentives for redevelopment
3. Urban renewal projects
  - a. Redevelopment policies
  - b. Economic development and business/Chamber groups (urban renewal)
4. Community housing needs
  - a. Community development programs (including housing counseling and homelessness prevention programs)

- b. Programs to address the foreclosure issue (including vacant property registration and the Neighborhood Stabilization Program)
5. Programs to strengthen and enhance neighborhood organizations and address neighborhood and business community issues including:
- a. Neighborhood liaison programs, including the Neighborhood Fence Replacement Program
  - b. Graffiti
  - c. Citizens' Code Enforcement Academy
  - d. Learn about Aurora, Neighbor to Neighbor roundtables, and the Neighborhood Referral Program
6. Annual reports from the following boards and commissions:
- a. Aurora Housing Authority
  - b. Building Code, Contractors Appeals & Standards Board

After discussion, the Committee agreed to defer to the Rules Committee for review of the Housing, Neighborhood Services and Redevelopment Policy Committee scope and possible name change. The Housing, Neighborhood Services and Redevelopment Policy Committee members deferred to the Rules Committee to review the committee's scope to assure it falls in line with the direction of the Committee. The Rules Committee was not able to accommodate the request in a timely manner, and therefore it was agreed to return the agenda item to the Housing, Neighborhood Services and Redevelopment Policy Committee for review.

After review of the item on October 7, 2020, the Committee requested staff's support in identifying what the Committee is about, how they operate, and what the goals should be. Staff was to communicate via email with the Committee during the next month, and before the next committee meeting, especially when talking about specific text for the goals. A short presentation was to be given by staff at the next committee meeting.

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

At the November 12, 2020 Housing, Neighborhood Services and Redevelopment Policy Committee meeting, CM Murillo reminded staff of the pending item and requested to have the item placed on the December meeting agenda.

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**QUESTIONS FOR COUNCIL**

Does the Committee wish to update the scope, goal and or objectives of the Housing, Neighborhood Services and Redevelopment Policy Committee?

Does the Committee wish to update the Housing, Neighborhood Services and Redevelopment Policy Committee name due to the Housing and Community Services department reorganization and name change?

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# CITY OF AURORA

## Housing, Neighborhood Services & Redevelopment Agenda Item Commentary

<b>Item Title:</b> City Center Vision Project Update
<b>Item Initiator:</b> Daniel Krzyzanowski, Planning Supervisor
<b>Staff Source:</b> Daniel Krzyzanowski, Planning Supervisor
<b>Legal Source:</b> Daniel Money, Senior Assistant City Attorney
<b>Outside Speaker:</b> None
<b>Council Goal:</b> 2012: 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

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### **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.)*

The City Center area has long been a priority area for development and planning efforts for Aurora. Throughout the 1980s, 1990s, and into the 2000s, the city conducted a number of studies and reports for the purpose of encouraging quality development in the city center area - those areas east of I-225 to the north and south of Alameda Parkway.

In February 2017, RTD opened the AuroraLine (R line) light rail service through Aurora. The city center location represents the third of the three major transit-oriented development (TOD) hubs along the AuroraLine (R Line) – the first two being Colfax Station and Nine Mile Station. This trio of locations also represents the three mixed-use, high density Urban District placetypes identified and prioritized in the Aurora Places Comprehensive Plan.

A new development proposal for the Metro Center property is under review, while the Aurora Town Center has redevelopment plans for a portion of the site, the first of what is likely to be a long-term effort to further develop and enhance the mall site. While the city has identified the area as a critical location and a portion of the study area has an urban renewal plan (2009) in place, there is not a documented vision and master development framework for the full study area against which to evaluate development proposals, incentives requests, and infrastructure investments. The attached map identifies these key property holdings.

To help shape and support this development interest, the city has initiated a planning process to develop a vision and development framework for the area. This process was anticipated to kick off in March/April and take 6 months to complete, however Covid-19 delayed the initiation of the steering committee and public input process. The public process kicked off this Summer and the first two rounds of public engagement have been completed.

The Housing, Neighborhood Services and Redevelopment Policy Committee was provided a preview of the project and process at the March 11, 2020, meeting.



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

Despite a delayed start due to Covid-19, the project was initiated earlier this year. The project team has facilitated the steering committee and community engagement process, as well as started development of guiding principles and articulation of the community's vision for future development in the area. Key elements of the process include:

*Steering Committee*

The project is supported by a steering committee whose role is to provide oversight on process and input on key issues. The steering committee is comprised of City Council representatives, Planning and Zoning Commission representatives, major property owners (including Metro Center and Town Center at Aurora), nearby residents, RTD and Arapahoe County, and city staff. The steering committee has met periodically throughout the project and has been briefed on all aspects of the planning process.

*Community Engagement*

The city hosted virtual public meetings on August 6 and October 21. At these online events, participants learned about opportunities for growth and development in the City Center area, as well as similar urban development in other area cities. Speakers included Visit Aurora, AEDC, representatives from Parkside at City Center, and city staff. Participants also were invited to provide input into their desired development character and activities for the area.

Additionally, the city asked for community input through an online survey that was open to the entire Aurora community and available in English and Spanish. Over 860 responses were received and provided the project team with a wealth of information on key topics that are important to the community. There was a lot of support for an active "downtown" district at City Center that included a wide variety of uses and activities. Unique or locally-owned businesses were especially desirable as were high-quality public parks and plazas. Respondents supported the idea of a "park once and walk" type of district that was safe, convenient, and comfortable to move throughout the district. More detail on the public input will be provided as part of staff's presentation.

*Plan Development*

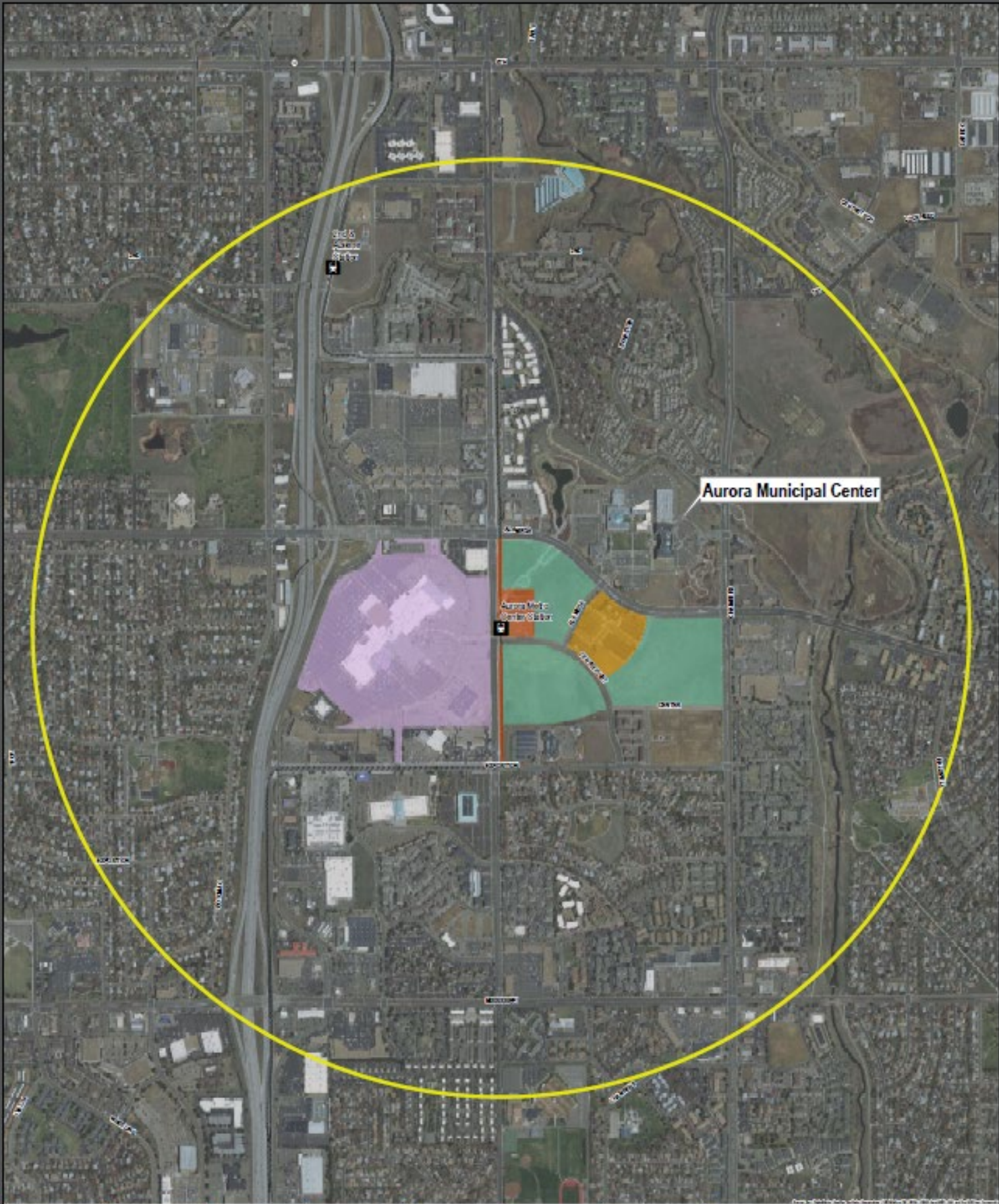
Staff has started to draft key elements and content of the vision and plan document. This content will reflect the community input received to date, staff recommendations, and any direction provided by City Council. A draft plan document will be presented to the public at a third and final stage of public engagement for review and further feedback. (No date has been set at this time.)

Staff's Policy Committee presentation will review the project's goals as well as address the public input received and planning completed to date.

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**QUESTIONS FOR COUNCIL**

Information Only



Aurora Municipal Center

Aurora Metro Center Station

Planning and Development Services  
 15151 E. Alameda Parkway  
 Aurora CO 80012 USA  
 AuroraGov.org  
 303.739.7000  
 GIS@auroragov.org



City of Aurora, Colorado  
**Aurora City Center  
 and Vicinity Planning Areas**

December 27, 2019

Housing Policy Committee

Legend	
	Light Rail Stations
	Light Rail Lines
	Aurora Metro Center Parcels
	Arapahoe County Building
	City Center Aurora Parcels

12/8/2020

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