



Planning and Economic Development

MINUTES

Date: August 11, 2021

Time: 8:30 am

Members Present: Councilmember Marsha Berzins, Chair: Councilmember Dave Gruber, Vice Chair: Councilmember Angela Lawson

Others Present: Alecia Peabody, Andrea Amonick, Andrea Barnes, Blake Fulenwider, Brad Pierce, Brandon Cammarata, Bruce Dalton, Cathy DeWolf, Chad Argentar, Chance Horiuchi-On Havana Street, Cindy Colip, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, David Schoonmaker, Debbie Bickmire, Elena Vasconez, Gayle Jetchick, Haley Busch Johansen, Heather Lamboy, Huiliang Liu, Jacob Cox, Jason Batchelor, Jose Rodriguez, Karen Hancock, Kelly Bish, Kevin Smith, Kevin Hougen, Mac Callison, Marcia McGilley, Marisa Noble, Melissa Rogers, Melvin Bush, Michelle Gardner, Mindy Parnes, Margie Sobey, Rachel Gruber - Denver Airport, Rachid Rabbaa, Robert Oliva, Sarah Wile, Scott Berg, Thomas Blevins, Tod Kuntzelman, Todd Hager, Tom Worker-Braddock, Trevor Vaughn, Victor Rachael, Yuriy Gorlov

1. Call to Order

2. Approval of Minutes

2.a July 14, 2021 DRAFT Minutes - Council Member Berzins

July 14, 2021 minutes were approved.

3. General Business

3.a Resolution in support of renaming portions of Harvest and Powhatan Roads to Aerotropolis Parkway

Karen Hancock, Principal Planner/Michelle Gardner, Senior Assistant City Attorney (Sponsored by Council Member Gruber)

Councilmember Gruber requested the custom street name of Aerotropolis Parkway to replace portions of the Harvest Road and Powhatan Road alignments as shown in Exhibit A. Previous city-led custom street names include replacing

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Ursula Street with Aurora Court on the Fitzsimons-Anschutz campus and the extension of 6th Avenue renamed in honor of Mayor Stephen D. Hogan. Planning has guidelines for adjusting street names to assure public safety response service levels are maintained and postal delivery is uninterrupted.

City of Aurora code specifies that addressing of the city is under the purview of the Planning Director (Section 126-272). Section 126-273 of city code specifies that the city will be addressed in accordance with the Denver Metropolitan Grid. Attached is a draft resolution expressing support from City Council for the alignment shown in Exhibit A to be renamed Aerotropolis Parkway. "Aerotropolis Parkway" meets Planning guidelines for custom street names. Renaming this alignment to Aerotropolis Parkway supports place branding an element of economic development for Northeast Aurora as described in Aurora Places. The street renaming to Aerotropolis Parkway was presented to the Aerotropolis Regional Transportation Authority (ARTA) was supported by the Board of Directors. The purpose of this resolution is to name the future road from the Harvest interchange to be built on I-70 North through Aurora that will intersect with Jackson Gap. The funding for the road is from Aerotropolis, which consists of Adams County Commissioners, Aurora City Council members, and the Metropolitan District for Aurora Highlands. Aerotropolis Parkway will allow people to travel through Eastern Aurora and intersect with I-70 and all areas East. As this road's planning is finalized, it's essential to have a name that will last. CM Gruber asked if the new road being put into place by the Aerotropolis Regional Transportation Authority will be named Aerotropolis Parkway?

- CM Lawson asked if an Intergovernmental Agreement (IGA) is required to make this type of change? CM Gruber responded that the city must name roads based on the defined grid for the entire metro area. This section of the road in the resolution is entirely within the City of Aurora. He asked for staff to address the question. Karen Hancock responded that there are rules within the code for naming streets, and custom street renaming is within the purview of this group. If needed, they can coordinate across jurisdictions with the property owners and report back.
- CM Berzins, CM Lawson, and CM Gruber approve forwarding the resolution to Study Session for review by Council.
- CM Gruber requested staff to set up a meeting as soon as possible with the landowners adjacent to the proposed Aerotropolis Parkway alignment, including representatives from Denver International Airport (DEN), to discuss the proposal. He would like this committee to host the results. Council Members do not need to attend the meeting. CM Berzins asked the staff if that is doable? Andrea Amonick responded that they would try to get that set up within the next three weeks. CM Lawson requested that

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the discussions on the roads include the transportation grid. CM Gruber responded that he agrees then continued that the ARTA does not override what the city has done with the North East Aurora Transportation Study (NEATS). The NEATS identifies the location for mass transit in the Northeast sector of Aurora. That study is the basis for the work.

Council Members Berzins, Lawson, and Gruber approve forwarding the resolution to Study Session for review by Council.

Carried

3.b 2021 International Building Code Adoption

Jose Rodriguez, Building Plan Review Manager, Public Works Dept., Building Division

Scott Berg, Chief Building Official, Public Works

- This was presented to the Joint Task Force Committee on July 8, 2021 and the Building Code and Contractor's Appeals and Standards Board Meeting on July 13, 2021 where it received support from both groups.
- The Building Division believes that adoption of the 2021 International Codes will allow the City of Aurora to stay current with the new national codes that have been developed to provide uniformity among different jurisdictions across the country. Architects, engineers and other design professionals are familiar with the current edition of these codes and adoption of the 2021 editions will allow for an easier interaction with the city of Aurora.
- Does the Committee wish to adopt the 2021 International Codes as recommended by staff and forward the Ordinance onto Study Session for consideration by the whole Council?
- Scott Berg, Chief Building Official, assisted since Jose was having technical issues.
 - CM Gruber asked if they have received feedback from the Homeowner Associations and construction companies and were the comments included in the plan? Is there a plan for the Unified Ordinance Office (UDO) to authorize tiny houses and cargo shipping container houses within the city? He asked that if they approve this today would that make it possible for a builder to start building homes using cargo shipping containers within the next few months, or is that something still to be addressed by the council? CM Gruber added that various types of Tiny Homes are coming to fill an important gap of providing low-cost housing. Scott Berg responded that they had done outreach through the joint task force meeting and email blasts to licensed contractors who

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have pulled permits in the last couple of years. They have received the feedback, and everything brought up has been addressed. Jason Batchelor responded that whatever is constructed has to conform to code. The UDO does not prescribe building materials. Scott Berg responded that using a cargo shipping container would be addressed by the building code. The UDO would address the size, location on the property, and appearance. CM Berzins asked if we have shipping container homes now? Scott responded that such a structure was completed years ago at the solar tech project where a shipping container was used for a Solar Decathlon home. Karen Hancock responded that the definition for Tiny Homes is specific. They look at definitions of where they go and where they are allowed. Brandon Cammarata added that "tiny homes" are limited to the Residential Manufactured Home Park District (R-MH) or as Accessory Dwelling Units in Original Aurora. They are not proposed that often. Container housing, like modular housing, has the same general aesthetic requirements.

- See the attached "Planning Update for 8.11.2021 PED."
- CM Gruber recommends approving everything except the tiny homes and cargo container homes. He would like to see a follow-up meeting where the terms and a broader picture of other city regulations is presented to this committee. CM Berzins asked for this to move to the Study Session. CM Gruber agrees that the council will have to approve this. He requested the terms and a broader picture of the other city regulations done by staff and present them to the Study Session. Brandon added that the Tiny Homes guard rails are limited to zoned districts for residential or communities where they permit mobile homes. It is a limited scope, so if the council wanted to expand that or something, but it's limited at this time. GM Gruber asked if they have shipping container homes permitted? Brandon would need to check, but it would be much like a modular-type home. If they could meet the design, setback, and aesthetic requirements, they've met the city's requirements. Karen H added that they do have a Starbucks, and it was a difficult project to review.
- CM Berzins asked about the cost for tiny homes vs. shipping container homes. Bob Oliva responded that the shipping containers are the go-to pop-up device.
- Andrea Amonick suggested that the planning staff work with Mr. Berg to provide more information on how the current UDO handles this and what the impact might be. They need to work through some of the analysis and report back at the Study Session.
- CM Lawson asked how do future innovations get introduced or added to the building code? Scott responded that there is a request for modification or alternative construction provision in the building code. The code is

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reactive, but if they can show it meets the code, he can approve it. CM Berzins asked if a lot of codes will be changing with the energy changes from Washington? Scott responded that it's a three-year cycle, but there are provisions for approving alternative construction means.

- o CM Berzins, CM Gruber, and CM Lawson approved this item to be moved to the Study Session once staff has worked through some of the analysis and report back at the Study Session.

Does the Committee wish to adopt the 2021 International Codes as recommended by staff and forward the Ordinance onto Study Session for consideration by the whole Council?

Council Members Berzins, Gruber, and Lawson approve this item to be moved to the Study Session once staff has worked through some of the analysis and report back at the Study Session.

Carried

3.c Annual Small Business SBDC Update Pandemic 8/11/21

Marcia McGilley, Executive Director, Aurora-South Metro Small Business Development Center (SBDC)

- In September 2014, the South Metro Denver Small Business Development Center (SBDC) moved to the City of Aurora, and Aurora became the Host for the rebranded Aurora-South Metro SBDC during 2015. As the host organization, the full time Executive Director moved to the City.
- The Aurora-South Metro SBDC helps existing and new businesses grow and prosper by offering free and confidential business consulting and free/low-cost workshops. The Aurora-South Metro SBDC Center covers Aurora as well as Arapahoe, Douglas and South Adams and Jefferson counties. In 2020, the Aurora-South Metro SBDC served over 3,000 citizens with one-on-one consulting, presented 125 workshops and referred over 5,000 calls to the needed small business resources. Funding comes from several grants (SBA, CARES Act (separate from City funding), Minority Business Office, Connect2DOT, Childcare, Leading Edge), City of Aurora, municipalities, and public/private partnerships.
- The Aurora-South Metro SBDC achieved the following milestones from 1/1/2020 – 12/31/2020:
 - o Created **economic impact** to the local community (**City of Aurora**) - Jobs Created: 104, Jobs Retained: 152, Capital Formation: \$7.8M; Increased Sales Increase: \$17.3M; Contracts/Amount: \$1.7M

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- **Provided Exceptional Customer Service (CORE4 Value):** Client Satisfaction rating of 97% for consulting and 96% for workshop instruction (out of 100%)
- **Pandemic and Recovery Trends and SBDC Response Strategy - Discussion**
- **Additional Funding:** In 2020, the SBDC brought in much needed extra funding to meet the needs of the local business community. Over and above the \$155,000 from the Small Business Administration and \$9,000 from the State of Colorado, we received \$254,000 in supplemental funding from the CARES Act, \$10,000 from the Office of Minority Business, \$20,130 from the Department of Transportation and \$26,500 from the Office of Early Childcare; a total of approximately \$300,000 in additional funding.
- **Key strategic partnerships:** Chambers of Commerce, Aurora and Arapahoe Libraries, Arapahoe/Douglas Works! Workforce Center, PTAC, City of Aurora Retail Specialist, Community College of Aurora, Pickens Technical College, Office of International and Immigrant Affairs, NAACP, and others.
 - CM Lawson asked if they have training/consulting for people who want to start in Aurora with a tech type of innovation? Marcia responded that they put them through the SBDCs startup program. They have consultants that are competent and confident in doing one on one tech consulting. If it is not something that they have the expertise to take them from A to Z, they refer them within Colorado.
 - CM Gruber asked a question regarding a recent presentation he received about the impact due to the lack of childcare businesses moving into the area. Is there a way to emphasize or stress the creation of larger facilities to take care of children for the entire Aurora economy? Marcia responded that they added the home-based childcare and the center childcare program. They offer four per year and have experts on the City of Aurora team that know how to help entrepreneurs start and grow those businesses. CM Gruber is thinking of going beyond and incentivizing people to create childcare with funding for facilities. Andrea Amonick responded that Marcia and some development staff are working to help develop the childcare centers in redevelopment areas. CM Gruber responded that the only thing about the redevelopment areas is the location. They need to make sure they have centers near large employment centers. Kevin

added that Bob Oliva from Development Services had done a great job working behind the scenes working with Janel Highfill with the Community College of Aurora on retail locations that might be available. CM Berzins added that there are billions of dollars coming from the government to help with daycare.

3.d Public Works Development Review Update

Victor Rachael, Deputy Director, Public Works Engineering

- As part of the general business agenda of the March 10, 2021 meeting, Item 3a, 2020 Development Review Annual Report and Development Process Update, an overview of various departments on time review performance was discussed. The Public Works – Engineering were very far below the performance metric goals. At the PED Committee meeting in July, the committee requested follow-up and additional discussion around drainage reviews.
- Public Works will provide an update on current performance metric measures and a brief overview on drainage reviews. Victor presented a short presentation on where they are and touched on drainage reviews.
 - CM Berzins & CM Gruber responded that they are happy to hear this and hoping we hear the same feedback from Developers.
 - CM Gruber commented that the feedback he has received is that the Master Drainage Plan is the hold-up on many of the projects in the city. Victor responded that the Master Drainage Plan set's the baseline and is the first step in the process. With the improved on-time performance, not only in civil plans but in drainage reviews, including master drainage, those are moving forward much more quickly, including utilization of the outside consultants to make sure developers can continue in the development process. CM Gruber asked if they are using the outside consultants to assist in expediting the review. Victor responded that they are utilized to supplement city resources and distribute the workload to hit the deadlines. CM Berzins commented that the delay makes the prices go higher, with the longer the land sits and the building is delayed. Victor responded they are also seeing the increased cost on the city projects as well.
 - CM Berzins asked Victor to provide another quick update next month.

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4. **Miscellaneous Matters for Consideration**

4.a **Aurora Economic Development Council**

- Yuriy Gorlov reported on:

There is good activity going on in the city. There is a lot of construction underway. Of the items they're tracking, there are 2.5 million square feet of construction in the city, and 3300 acres are entitled. Businesses are moving forward with plans. There is a lot of shuffling happening in the workforce. They have a couple of deals closing in the next couple of months. They are on track to bring another two thousand jobs to the city.

4.b **Havana Business Improvement District**

- Chance Horiuchi reported on:

HBID Sales Tax Update/June YTD Report Here: Notes from Bill Levine at the City of Aurora: Through the first half of the year, the Havana BID represents 9.38% of the sales tax collections from the entire city of Aurora. While this might have been slightly higher historically, I think I mentioned to you that over the last few years the BID contributed about 10-12% in sales tax of the City's total collections (as a result of court cases and an new ordinance passed by the City of Aurora), it is inevitably true that a growing percent of sales tax is collected from online sales (not from a store located anywhere in Aurora). So, I would view this percentage holding fairly steady as a positive given this fact.

Finally, I wanted to add one additional bit of analysis that very much relates to how I think about sales tax. You will see that YTD sales tax collections generated from the Havana BID are up 15.3%. Since we are comparing back to a time period (first half of 2020) that includes when the economy was partly shut down last year due to the pandemic, it can be hard to make sense of this number. Is it good? Normally 15.3% growth would be obviously good, but we are comparing to an extremely weird and bad year. So, I like to compare my numbers back to 2019 as my pre-pandemic baseline. The numbers show that Havana BID sales tax collections in the first half of 2021 are up 9.54% compared to the first half of 2019. My mind has a much easier time comprehending that last statistic; it is clearly good growth!

- New Businesses with updates from July 2021:
NOW OPEN - Ross Dress for Less at the Gardens on Havana
<<https://onhavanastreet.com/business/ross-gardens-on-havana/>>
Cobblestone Auto Spa<<https://onhavanastreet.com/business/cobblestone-auto-spa/>> (Autawash/Autalube sold 5/26/2021) Coffee Story
<<https://onhavanastreet.com/business/coffee-story/>> – Korean Coffee Shop & Café – June 2021

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- Events On Havana Street

August 11, 2021, 6:30pm. Ward IV Meeting, Juan Marcano, Aurora City Council Ward IV - Five Star Residences of Dayton Place, Presentation from Aurora Water on the city's water supply, future projections based on growth, and sustainability efforts. Followed by an open Q/A.

Thursday, August 19, 2021, 8 pm, \$50, Live Music – PANTEÓN ROCOCO at The Stampede

Saturday, August 21, 2021, 9pm, \$40, Live Music – VIVE TOUR 2021 at The Stampede

Sunday, August 22, 2021, 11-9pm, The Stampede, FREE, SarCO te invita al 6to Festival Salvadoreño/SarCO invites you to the 6th Salvadoran Festival

Thursday, August 26, 2021, 8am, Learn More at www.ColoradoKRA.com, 1st Koreatown Aurora Golf Tournament Fundraiser

Friday, August 27, 2021, 10am, FREE, Coffee & Donuts Networking at GEICO Insurance Agency – John Sanchez

Wednesday, September 8, 2021, 6:30pm-8pm, Aurora Central

Library, FREE, Ward III Town Hall – Candidate forum for Ward III and At-Large council seats, Learn More [Here](#)

Tuesday, September 28, 2021, 6:30 p.m. - 8:30 p.m., Doors Open at 6 p.m., FREE, Last Days of Summer Concert – Dotsero at The Stampede

Friday, October 1, 2021, 8 pm, FREE, Live Music – INSPECTOR, ELEFANTE at The Stampede.* See more BID Stakeholder Events on our website, The BID will promote and share existing events here at <https://onhavanastreet.com/events/>

4.c Aurora Chamber of Commerce

- Kevin Hougen reported on:

They are seeing a record number of businesses joining the Chamber and a record number of ribbon cuttings. They have a ribbon cutting on August 12, 2021 at the new Aurora Eatery at the Town Center. On August 20, 2021, the recognition of the Armed forces will honor thirteen men and women in the armed forces. Molly Coombs will be hosting a business after hours on August 26, 2021 at the Homewood Suites on Tower close to the airport. On September 16-18, 2021 they have the Leadership Retreat in Breckenridge. The Forum for the City Council Candidates is on September 29, 2021 in council chambers. It's an opportunity to listen to the candidates in Wards I, II, III and at Large. There is a Rotary State of the City Luncheon on October 13, 2021. General Raymond, Commander of the United States Space Command, has invited the Aurora Chamber to the Pentagon in Washington DC on October 12-14, 2021. On November 10, 2021 they have a joint mission with the Military Affairs Committee of Colorado Springs.

The Association of Defense Communities has its annual event in San Antonio on November 1-3, 2021.

4.d Planning Commission

- Melvin Bush reported on:

Tonight, will be busy as they have two comprehensive plan amendment issues; one zoning map amendment and a couple of multifamily site plans. They have a 711, and a chick-fil remodel. They are looking at a car wash, demo, and a couple of multifamily projects.

4.e Oil and Gas Committee

- Brad Pierce reported on:

There is an Ordinance that a council member introduced to create a climate action committee and abolish the oil & gas committee, which is on the Study Session agenda for Monday, August 16, 2021. CM Berzins commented that she wasn't sure why it did not come through the Planning & Economic Development Committee.

4.f Business Advisory Board

- Elena Vasconez reported on:

They have a BAB Board meeting on Monday. The report will be available next month.

4.g Retail

- Bob Oliva reported:

There will be a retail update next month.

The sales are exceeding pre-pandemic numbers. There are significant workforce issues. They are meeting with Aurora ONE after this meeting regarding their project. There is momentum with what's going on in the Arts District. They have opened their research department with the latest technology for shopping center owners. There is a meeting to come with Bruce, Kevin, & Rob to discuss the 40,000 acres for the Inland Port project, a decent office and retail component, and

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is a game-changer. They have several childcare centers ready to go. The childcare business owners need money and know there is access to money but aren't sure how to connect the dots. They are connecting them with people who can help them work on grants.

4.h Small Business

- See item 3.c

4.i Visit Aurora

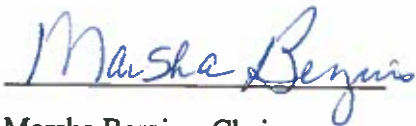
- Bruce Dalton reported on:

They hosted their official open house on July 29, 2021. They are open for business at The Stanley Marketplace. They plan to expand their visitor information kiosk and help areas in other parts of the city. The Colorado tourism office just got a report from Dean Runyan Associates about the whole state of the travel industry in 2020. It was reported that Colorado tourism spending plummeted nearly \$9 billion in 2020 and lost over 31,000 jobs. On a positive note, the hotels are seeing a solid recovery for the last 30 days, with an occupancy rate of 75%. Tax collections are solid right now. The one thing that is affecting our hotels and the lead volume is the Delta variant. They are hopeful that the current regulations will not change within the counties that they operate.

5. Confirm Next Meeting Date

September 8, 2021 at 8:30 AM Teleconferencing meeting

6. Adjournment



Marsha Berzins, Chair

Planning Update for the 8/11 PED
Brandon Cammarata – Planning Manager
303.739.7251; bcammara@auroragov.org

Tiny Homes in the Unified Development Ordinance (UDO)

Definition

A single-family dwelling constructed on a frame and capable of being transported on its own wheels but from which the wheels have been removed, that contains less than 400 square feet of gross floor area, and that meets either the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et seq.) or the building code.

Permitted Zone District

RESIDENTIAL -- MANUFACTURED HOME PARK DISTRICT (R-MH).

- Tiny Homes are only permitted as a principal uses in the Manufactured Home zone district.
- Proposals must meet requirements for manufactured home parks which include; minimum lot size; outdoor common areas; streets or drives; pedestrian linkages, refuse disposal and lighting.

ADU (Accessory Dwelling Unit) Approach

- ADU's are only permitted in Original Aurora and require Planning Commission approval.
- When a Tiny Home is proposed as an ADU, it must follow design and site layout requirements.

Shipping Containers as Residential Structures in the Unified Development Ordinance (UDO)

- Shipping containers would need to meet architectural design and materials requirements.
- Shipping containers would need to meet site layout requirements such as setbacks and minimum landscaping.