



AGENDA

Housing, Neighborhood Services and Redevelopment Policy Committee

Thursday, June 2, 2022, 11:00 a.m.

VIRTUAL MEETING

City of Aurora, Colorado

15151 E Alameda Parkway

Public Participation Dialing Instructions

Dial Access Number: 1.408.418.9388 | Access code: 2482 271 8834

Council Member Crystal Murillo, Chair

Council Member Ruben Medina, Vice Chair

Council Member Juan Marcano

The Housing, Neighborhood Services and Redevelopment Policy 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

Pages

1. Call to Order

2. Approval of Minutes

2.a. May 5, 2022

3. Announcements

4. New Items

1

4.a. Livestock Update – Information

7

Information related to allowing potbellied pigs and ducks in residential zoned areas.

Staff Source: Jessica Prosser, Director of Housing and Community Services

Anthony Youngblood, Manager of Animal Services / Angela Garcia, Senior Assistant City Attorney

Estimated Time: 15 minutes

4.b. A Resolution to Approve a Substantive Amendment to the Colorado Science and Technology Park Urban Renewal Plan Creating a Second Tax Increment Financing Area

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Consideration of a Resolution to Approve a Substantive Amendment to the Colorado Science and Technology Park Urban Renewal Plan Creating a Second Tax Increment Financing Area

Staff Source: Andrea Amonick – Development Services/AURA Manager and Chad Argentar - Senior Development Project Manager

Legal Source: Rachel Allen, Client Manager

Estimated Time: 15/10 Minutes

4.c. Department of Local Affairs (DOLA) Grant Update

83

Staff Source: Jessica Prosser, Director of Housing and Community Services

Alicia Montoya, Housing and Community Development Manager / Tim Joyce, Assistant City Attorney

Estimated Time: 10 minutes

5. Miscellaneous Matters for Consideration

5.a. Updates From Community Members

6. Adjournment

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY
COMMITTEE
May 5, 2022**

Members Present: *Council Member, Chair Crystal Murillo
Council Member, Vice-Chair Ruben Medina
Council Member, Juan Marcano*

Others Present: Mattye Sisk, Adrian Botham, Jessica Prosser, Daniel Krzyzanowski, Kendall Koca, Angela Garcia, Christina Amparan, Tim Joyce, Jacquelyn Bayard, Mark Petrovich, Andrea Amonick, Brandt Van Sickle, Jeff Hancock, Karen Hancock, Mindy Parnes, Roberto Venegas, Omar Lyle, Sandra Youngman, Scott Campbell, Tim Joyce, Cristal Dukes, Jennifer Orozco, Council Member Alison Coombs

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomes everyone to the meeting.

MINUTES

April 7, 2022 minutes are approved.

ANNOUNCEMENTS

No announcements are made.

NEW ITEMS

INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY, COLORADO, AND THE CITIES OF AURORA, BRIGHTON, COMMERCE CITY, FEDERAL HEIGHTS, NORTHGLENN, THORNTON, WESTMINSTER, THE TOWN OF BENNETT, AND THE CITY AND COUNTY OF BROOMFIELD REGARDING HOMELESSNESS SERVICES

Summary of Issue and Discussion

Jessica Prosser, Director of Housing and Community Services, presents the item. This Intergovernmental Agreement (IGA) serves to strengthen regional coordination with Adams County and governments within the county. Aurora has been meeting with them for a year and has identified gaps in service delivery such as data sharing and human services. Different approaches to providing services have also been discussed. Discussions have also been had regarding CARES funding, ARPA funding, leveraging funding, homelessness, and housing navigation across the county. There are ongoing meetings relating to outreach, veteran homelessness, statewide efforts around Built for Zero, and convening county managers and elected officials. The IGA sets a clear delineation that a collaborative approach has been created.

Questions/Comments

CM Murillo says the IGA is a strategic way to move forward with greater leveraging of outside funding and that she is excited to see it.

Outcome – This item will move forward to Study Session.

Youth Violence Prevention Program Community Funding Recommendations

Summary of Issue and Discussion

Christina Amparan, the Youth Violence Prevention Program (YVPP) Manager, presents the Notice of Funding Opportunities (NOFO) recommendations and processes done in reviewing and receiving applications and releasing the NOFOs. Available funding to be released to the community totals \$500,000, with \$400,000 for intervention and \$100,000 for prevention. 25 organizations applied for funding with 30 applications received with over \$2 million being requested. Applications were reviewed by a diverse group of stakeholders. YVPP announced the NOFO at the beginning of March and then held three Q&A sessions with organizations to ensure ongoing access to information regarding the applications. Applications were accepted until March 28th and were then forwarded to the panel for review until the end of April. The evaluation process included a review of supporting documents to verify that organizations had liability insurance and were registered within the city. A scorecard was provided to the panelists for review while ensuring programming was not just evidence-based, but also best practices. The panel also investigated how organizations previously measured success in providing youth services, how they plan to track performance measures, and whether they are fiscally and organizationally able to provide the programming being requested.

Intervention funding requests required applicants to submit supporting documents including recent annual reports. There is no limit to funding requests for intervention. For prevention applications, the funding was capped at \$10,000. The panel ensures that grassroots community-level efforts that focus on primary prevention are funded. Organizations are scored according to descriptions of how funding would be used, how direct service will be provided, how programming is evidence-based and best practice, and how the safety of youth is ensured. The scorecard also includes an evaluation process for the budget section of applications which looks into the overall organizational budget and a breakdown of how the funding will be used.

Staff recommends a violence interrupter, cognitive groups, direct mental health services, and ongoing critical programming such as the AIM program at UC Health for intervention funding. For prevention, staff recommends funding safe zones, direct services, and youth nights through various organizations, among others.

Questions/Comments

CM Marcano asks if increasing the line of funding to have more services would be helpful at this time or if the current rollout is adequate. He also asks if the YVPP program has staffing to support that expansion. Christina says that they are at a good starting point regarding funding and staffing to start the programming. She adds that the funding for organizations is enough to start contracting with initial recommendations. She mentions that the city is also providing other funding opportunities such as through ARPA, and organizations can go after funding through private foundations. CM Marcano says that he does not want the YVPP team to hesitate to come to Council and ask for more. He mentions that there is a lot of concern from youth and parents, so they want to do everything to help the success of the program.

CM Murillo asks for clarification regarding NOFO scores and whether there should also be a table for prevention applications. Christina says that the breakdown shows the list of applications being recommended to be funded versus not funded. She adds that there were several applications that applied for the intervention funding but were deemed to fit more for the prevention category. She explains that the table that says intervention to prevention are organizations that were moved from one category to another. CM Murillo asks if they initially applied for intervention and the panel then

felt that the programming was more appropriate for prevention. Christina confirms this. She mentions that the organizations under the 'Intervention to Prevention Award Nominations' table are those that were moved from intervention to prevention under the \$10,000 cap.

CM Murillo asks if there were any high-level parameters that are evaluated for the applications. Christina mentions that the organizations need an organizational structure, must have fiscal responsibility, must have training, and must have organizational oversight such as a board. The board will ensure a level of oversight of how direct service to the youth will be provided and that organizations have a clear description of how the programming will be facilitated and that it is evidence-based. Christina mentions that they want to ensure recommending organizations with curriculums, staffing, and expertise to address behavioral concerns seen in youth and provide wraparound support to the family. CM Murillo asks if those that they are recommending fit in the areas of accountability that were mentioned. Christina confirms this and says that they are moving forward and ensuring that the organizations have those measures in process and that they receive payment on a reimbursement basis to ensure compliance with requirements that Council has asked to be put in place. CM Murillo says that that would be consistent with past practice. She expresses appreciation for the presentation and the work of the YVPP team.

Outcome – The Youth Violence Prevention Program Community Funding item will move forward to Study Session.

Solid Waste Hauling Update and Request to Move forward to Council

Summary of Issue and Discussion

Kendall Koca, the Manager of Special Projects from the City Manager's Office, and Subject Matter Expert, Mark Petrovich with Republic Services, present the Solid Waste Hauling Update. In 2015, different waste hauling options were explored although no further action was taken. In 2019, there were additional questions regarding fees on waste hauling to maintain roads and finding ways to offer recycling and composting to all residents. Project work was postponed in 2020 due to COVID. Over 1,000 complaints in 2020 and 864 complaints in 2021 were received regarding missed curbside trash pickups and changes in service levels which may be due to company acquisitions. Currently, city staff is working with subject matter experts like Republic Services and Ecocycle and are doing surveys and talking to other cities regarding approaches to Solid Waste Hauling.

Currently, continuing consolidation of haulers left only a few major curbside residential operators which are Republic, Waste Management, and Waste Connections. Waste Connections has acquired Total Disposal and GFL only has HOA curbside delivery. Around 20 to 40 operators work in Aurora and use vehicles. Recycling can be coupled with trash collection, but it is not often elected. When recycling is offered by haulers, only 50% of subscriptions are partaking and it is an increase from \$5 to \$7 per month. Composting is also not required and is available to some, but not all. In addition, one path of the residential waste truck is equivalent to 1,000 to 1,300 cars. If those are consolidated, the number of passes could be reduced considerably, and the streets could be better maintained.

Previously, Michael Lawson identified four areas of concern: service interruptions, incongruity in services and costs, environmental impacts, and other costs to the city such as illegal dumping. Addressing one of these areas requires a change to the current regulatory structure. Staff sees the need to hire a consultant for delivering education and public engagement to gather data for viable options. A robust community engagement can help identify the necessary regulatory framework changes. Ideas such as offering recycling and composting to the city, a pilot study, dumpster days, and leaf drop-offs are being considered. HB22-1159 offers opportunities for funding such as the

Forward Grant. HB22-1136 is working on figuring out ways to use the part of the recycled materials in the new products. CDPHE is looking to get an Advisory Board by 2023 and to start implementation in 2026.

City staff has conducted an informal survey to ask constituents about which trash service they use and if they also have recycling. The survey revealed concerns about having six different trucks come each week and trash containers out almost every day of the week. Currently, the city uses an open subscription where haulers have control of their service area, fees, and schedule. With this scheme, residents can choose their own haulers. The enhanced licensing option is also hauler-controlled, but the city can ask them to offer recycling and/or composting along with trash pickup. For the contracted system, the city contracts one or more haulers for designated areas such as wards, or city wide, and everyone will pay the same price. There could also be an opt-out option for residents. This is the same system used for the water utility, which is safe, efficient, and cost-effective. The last option would be the municipalized system wherein the city buys all the trash trucks, hires and trains all drivers, and sets up a system to create a city-owned trash company. This model might result in liabilities and is a bigger risk to the city.

With the consultant, extensive public outreach and education will be done. Staff will meet with HOAs and boards and commissions and attend neighborhood association meetings and town hall meetings. Surveys will also be sent out. This study will be done over two years and will cost \$102,000. Staff is looking for grants to cover this cost. Nationwide, the recycled rate is 32% with Colorado at 15% and Aurora at 9%. The state is looking to achieve 39% by 2026 and 51% by 2036.

Questions/Comments

CM Murillo mentions that she errs on the side of scrutiny regarding robust community input and outreach. She mentions an instance during the zoning of Ward I when community meetings were held and participants that attended all meetings were triple counted. She adds that it would be good for people to attend meetings, but she suggests going door-to-door. She mentions that that is how they got elected as officials and given that they are a city manager and staff-driven government, staff should also do that type of outreach. She adds that this will impact how people live their lives and change behaviors and systems. Kendall thanks CM Murillo for her input.

CM Medina asks if there is a potential for some of the money to be steered to agencies that have community engagement. He adds that there are areas that have the capacity to disseminate information like diverse groups and the immigrant refugee population. He mentions there are a few groups he could connect to the team. Kendall believes there is and will get the grant link to CM Medina. Mark Petrovich says that the grant is broad for what it is used for so he could not comment with any accuracy. He mentions that if it were rolled into a consultant survey and part of what the consultant did with the funding is to have grassroots surveys to gather data, then the funds could be used for that. Kendall adds that she will reach out to the state and get back to CM Medina.

CM Medina mentions that there have been instances wherein the same people show up for community outreach. He says that there are issues with reaching communities of color and navigators are available on-ground to reach out to the areas and neighborhoods that don't have access. He adds that trusted agencies would add credibility and reach more people in the community. CM Medina says that the community can be used as a consultant. Kendall agrees and says that the community can tell the team what their needs are.

CM Medina asks if they are familiar with the company that picks up mattresses. Mark says he is

familiar with Springback. CM Medina says that Springback works with people that are on addiction and employ them to pick up and refurbish old mattresses. CM Murillo says that Springback's information is on the city's website. She mentions that they also have to investigate and challenge their role as an economic anchor in the city and engage directly impacted people in the work, not just ask for their opinion. She mentions the potential to employ people for the program. CM Marcano emphasizes that there is no replacement for door-to-door in the more tightly packed parts of the city. He mentions that he would like to see a multilingual approach to outreach.

CM Coombs says that this is an important issue to residents that affects their quality of life, the environment, and the city. She echoes the point on community engagement regarding employing community navigators. She mentions that a part of the contract could be for a subject matter expert on trash-related issues and another on community outreach. It could be set as an expectation that those employed in the community outreach portion would have navigators that have direct connections to the communities.

CM Coombs asks if there are regulatory impediments to addressing the lack of coordination with pickup and lack of recycling access for multifamily communities. She asks if they have additional information regarding addressing the issues of recycling access and equity around pricing and adequate pickup service for multifamily residences. Kendall says that staff does not, but this would be something that they will explore with the consultant. She adds that this is on the list for the consultant to investigate. Mark says that there is a problem with multi-level housing having access to recycling. He mentions that Colorado law states that any multifamily over seven units does not fall under a city contract and would remain open market unless they opt to join a city program. However, they cannot be compelled to. Another issue is that older facilities do not have space for containers without giving up parking spaces. He says that it comes down to the property owner or management firm to sign up and offer to pay for that service. He adds that Republic offers commercially serviced recycling systems. He also mentions that multifamily residences also have an issue with contamination. CM Coombs says that it is important to address the equity and access issues for multifamily. If these are not addressed, then they have failed half the people expressing concerns and making complaints. She mentions that complaints she forwards regarding pickup issues and lack of access are from multifamily or single-family attached HOA situations. CM Coombs stresses this to be a primary goal. Mark says that the way the city can tackle this is with an ordinance requiring multifamily dwelling owners to offer this service to their tenants or property owners. CM Coombs says she would happily support such an ordinance. She adds that HOAs have a lot of control and the state controls those regulations. She says that they can try to find a way to get them on board.

CM Coombs asks for the recycling rate. Kendall states that Aurora is under 9%. CM Coombs highlights that the city is 30 percentage points under the goal. She mentions the issue of closing the city recycling facility. She adds that there is also an issue with efficiency, especially in single-family neighborhoods that do not have HOAs and have six trash trucks on their street. CM Coombs mentions the importance of having education and receiving information from the community on the impact of having many haulers. She also mentions that she wants to make sure that they are not eliminating the ability of local businesses to participate. Kendall says that they can add them to the stakeholder list.

CM Murillo mentions that development is getting denser, and they are seeing larger buildings coming online. She mentions Wompost which offers composting in Aurora that grew because of the lack of service. She asks what the intent is to move this forward to Study Session since it will be grant-funded, not city-funded. Kendall says that they will just be giving Council an update. CM

Murillo says that she is not opposed to it coming to a larger conversation, but it is good to know that they are seeking grant funding. Kendall mentions that she would like to apply for the grant first and then bring it forward to get more data. CM Marcano asks which Study Session it would be brought to. Kendall answers that it could be in June, dependent on the grant application process. She adds that the first stage of the application is the letter of intent, and she does not know the turnaround time from CDPHE to get the application in. She says that she will keep CM Marcano posted to make sure that he will be present for that Study Session.

Outcome – The Solid Waste Hauling item will move forward to Study Session.

MISCELLANEOUS MATTERS FOR CONSIDERATION

Updates from Community Members

Steve Blackstock, Director of Family Services of the Aurora Housing Authority (AHA), gives an update on Aurora@Home. He mentions that they are continuing conversations in the strategic planning process and are working closely with Jessica. Several waitlists are currently open until May 9th. Some project-based voucher waitlist slots are open at apartment complexes, Windsor Court, and Village at Westerly Creek. Additionally, AHA has programs for non-elderly disabled households. More information can be found at www.AuroraHousing.org A successful 9HealthFair was held at Peoria Crossing with a good turnout from residents and community members. Good connections with community services also came to support the effort. Liberty View is set to be completed by December of 2022 and will be serving senior veterans and their families. Walden 35 will be breaking ground in the summer while Peoria 2 will start construction in the fall.

Next meeting: Thursday, June 2, 2022 at 10 a.m.

Meeting Adjourned: 11:19 a.m.

APPROVED: _____
Committee Chair, Crystal Murillo



CITY OF AURORA

Council Agenda Commentary

Item Title: Livestock Update – Information
Item Initiator: Jessica Prosser, Director of Housing and Community Services
Staff Source/Legal Source: Anthony Youngblood, Manager of Animal Services / Angela Garcia, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 4.3--Be responsive to citizen's concerns and questions to create a shared sense of community

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Information related to allowing potbellied pigs and ducks in residential zoned areas.
Estimated time: 15 minutes

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

- | | |
|---|--|
| <input type="checkbox"/> Approve Item and Move Forward to Study Session | <input type="checkbox"/> Approve Item as proposed at Study Session |
| <input type="checkbox"/> Approve Item and Move Forward to Regular Meeting | <input type="checkbox"/> Approve Item as proposed at Regular Meeting |
| <input checked="" type="checkbox"/> Information Only | |
| <input type="checkbox"/> Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field. | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: *(Check all that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Recommendation Report Attached |
| <input type="checkbox"/> Minutes Attached | <input type="checkbox"/> Minutes Not Available |

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.)*

This items has been in front of policy group before. The items stems from a residents request to look at the ordinance so potbellied pigs could reside in the City and not be classified as livestock. We also discussed goats and ducks at the same meeting.

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

Pot belly pigs are permitted in the City but only in properties zoned R-R or Residential-Rural. R-R zoned properties are single-family residences with limited agricultural uses within a rural environment.

Urban agriculture is permitted in all zoned districts in the City as a accessory use. Currently, chickens and bees are permitted in the City under urban agriculture. Pot belly pigs can be added to section 146-3.3.4.D as an accessory use of land in the UDO.

Pot belly pigs are defined as "Livestock" in Chapter 14. Livestock means any domesticated animal, including but not limited to horses, donkeys, burros, llama, cattle, sheep, goats, pigs, peacocks, turkeys, chickens, pigeons, ducks, geese, ratite, or other poultry or fowl or mink. Livestock also includes any non-companion animal kept for commercial purposes.

Other metro area cities permit pot belly pigs under certain restrictions. See the attached Pot belly pig per city metro survey 2021.

Animal Services has had multiple conversations with a veterinarian on their field team and other jurisdictions pertaining to pot belly pigs. The veterinarian suggests requiring regular hoof maintenance to keep the pig's feet healthy and comfortable. Annual vaccinations for Tetanus and Erysipelas are a suggested requirement as is a vaccination for Brucellosis if the pot belly pig is to leave the state. Pot belly pigs that are not neutered/spayed may be more vocal because they will call for a mate. Pot belly pig running at large are difficult to catch so a requirement of a harness will help capture a pig at large. Pot belly pigs can weigh as much as 500 pounds depending on the type of pot belly pigs which is why several metro cities have placed weight limits on the animals. Animal Services has concerns related to the enforcement of a weight restriction.

Ducks have also been requested by the community so an overview of allowing ducks in a broader range of zone districts will also be discussed. Adding ducks could align with our existing permitting process for chickens and would not be overly cumbersome.

QUESTIONS FOR COUNCIL

Would the Committee like for staff to draft an ordinance allowing pot bellied pigs in residential zoned areas?

Would the Committee like for staff to draft an ordinance allowing ducks in residential zoned areas?

LEGAL COMMENTS

This item is informational only. There is no formal council action necessary.

The City Manager shall be responsible to the Council for the proper administration of all affairs of the city placed in his charge and, to that end, shall have the power and duty to make written or verbal reports at any time concerning the affairs of the City. (City Charter, Art. 7-4(e)). (Garcia)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A

LIVESTOCK POTBELLY PIGS and DUCKS



Augusta Allen, Field Supervisor
Animal Services, Housing and Community Services

Aurora's Current Definition of Livestock

The current definition of livestock in the Aurora ordinance is:

“Any domesticated animal, including but not limited to horses, donkeys, burros, llamas, cattle, sheep, goats, pigs, peacocks, turkeys, chickens, pigeons, ducks, geese, ratite or other poultry or fowl or mink. Livestock also includes any non-companion animal kept for commercial purposes.”



Denver Metro Area

Commerce City: Potbelly pigs are permitted, but you may only have one (1) per household, 70lb weight limit.

City and County of Denver: Allowed by hearing and permit process done through the zoning department

City of Englewood: Potbellied pigs are currently banned.

City of Arvada: They are allowed.

City of Lakewood: Livestock are permitted on properties, permitted in specific zones 3 pigs per household, size limit of 70lbs per pig.

City of Littleton: Potbelly pigs are classified as livestock; allowed in specific zones

City of Northglenn: One potbellied pig per household is allowed, 95lb weight restriction, must be registered with a bona fide potbelly pig registry

City of Thornton: Each household may have no more than four adult animals, which may include dogs, cats and one Vietnamese potbellied pig.

City of Westminster: One (1) potbellied pig, not to exceed 95lbs, so long as you have a permit.

Jefferson County: Livestock are permitted in this county.

Wheat Ridge: Permit to keep up to two (2) potbellied pigs.



What is a mini pig?

Mini is a general term used to distinguish the difference between smaller breeds of pigs and their cousins, the farm pig.



Mini Pig Facts

- There are NO such breeds as “teacup” or “micro”. “Dandie” or “micro mini”.
- These are ALL marketing terms to entice people to buy from particular breeders.
- Unfortunately, these are also the most common reasons why we see pigs needing new homes, 95% grow much larger than expected when there are unrealistic expectations of a fully-grown 20 pound pig.



Zoonotic Diseases that can be spread from Potbellied Pigs to humans:



- Salmonellosis
- Erysipelas
- Streptococcal infections
- Leptospirosis
- Sarcoptic mange
- Swine influenza

Did you know? A pig's squeal can be as loud as 115 decibels! That is 3 decibels higher than the sound of a supersonic airliner.



<https://www.youtube.com/watch?v=IYtU2cvXCX0>



Pig Size Comparison



Micro pig size
comparison
guide



'Big Bill' holds the record for
being the Worlds largest pig.
He was 5ft tall, 9ft long and
weighed in at 2552 lbs

Farm pigs regularly grow to over
6ft in length, weighing over 700lbs

The Worlds smallest 'breed' of pig
is the Kune Kune, growing to 30"
in height and weighing 250lbs

Micro - Mini - Tea Cup

Copyright Petpiggies Ltd



Other Items of Consideration

- Planning and Zoning
- Building Codes
- Homeowners Associations
- Liability, Risk, and Insurance
- Soil Contamination
- Water Contamination



Animal Protection Officer Concerns

- Pigs can easily weigh over 200 pounds. Many jurisdictions with weight limits turn their back on the weight limit or force the owner to under feed the pig to stay at a certain weight.
- People often get a pig without understanding the care required.
- Domestic pet veterinarians rarely see pigs in their practice, so care will be limited. Owners will have to seek out large animal/livestock veterinarians.
- Potential property damages due to their nature of rooting.
- Potential noise nuisance to neighbors who buy in a subdivision never thinking they'd live next to pigs.
- An aggressive pig can be unruly and have a crushing bite with no behavior modification programs available.



Sheltering Concerns

- Our shelter is ill equipped to handle such large animals. Do not have indoor spaces for them in the winter months.
- An influx in pigs and goats could overwhelm the only rescue we have contact with to relinquish them to.
- We do not have a vet on staff that is specialized in livestock care, and contracting one would be expensive.
- If an intact female pig was surrendered to the shelter and needed to be spayed to be adopted out, the surgery is very invasive due to the size of the animals stomach and biology of the pig reproductive system after the age of 4 months.



Ducks

Notable Items of Raising Ducks in a Backyard

Messy

Need clean water to bathe in

Ducks are very vocal

Ducks lay eggs where they feel like it

Ducks eat more than chickens

Ducks eggs are an acquired taste

Ducks need more space than chickens



Ducks

Normally a domestic duck can live for anywhere between 10-15 years.

Unfortunately, pet ducks do sometimes fly away.

Ducks are **best kept outside and not in houses or apartments.**



Ducks

Duck Space Needs

One last thing to keep in mind about raising ducks is the amount of space they will take up on the homestead. Aside from the water features that ducks will need, which was mentioned earlier, ducks also need a much bigger coop than, say, a chicken might need.



While birds such as chickens like to roost in a nest that is raised off the ground, ducks do not roost like this and prefer to sleep on the ground. This means that ducks will need a much larger coop to live in since they live at ground level instead of on the second floor of their coop as chickens would.



Ducks

- Since the City of Aurora already allows chickens, ducks could become part of the chicken permitting process, following the same regulations.
- The number of ducks should be limited to a max of 4, but in multiples of 2.
- This would still limit the total number of birds allowed per permit to the current max of 8, 4 chickens and 4 ducks or 6 chickens and 2 ducks or 8 chickens and no ducks.



Any Questions?





CITY OF AURORA

Council Agenda Commentary

Item Title: A Resolution to Approve a Substantive Amendment to the Colorado Science and Technology Park Urban Renewal Plan Creating a Second Tax Increment Financing Area
Item Initiator: Andrea Amonick, Development Services/AURA Manager
Staff Source/Legal Source: Chad Argentar, Senior Development Project Manager
Outside Speaker: N/A
Council Goal: 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

COUNCIL MEETING DATES:

Study Session: 6/13/2022

Regular Meeting: 7/11/2022

ITEM DETAILS:

Consideration of a Resolution to Approve a Substantive Amendment to the Colorado Science and Technology Park Urban Renewal Plan Creating a Second Tax Increment Financing Area

Staff Source: Andrea Amonick – Development Services/AURA Manager and Chad Argentar - Senior Development Project Manager

Legal Source: Rachel Allen, Client Manager

Estimated Presentation/Discussion Time: 15/10 Minutes

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

- Approve Item and Move Forward to Study Session
- Approve Item as proposed at Study Session
- Approve Item and Move Forward to Regular Meeting
- Approve Item as proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Housing, Neighborhood Services & Redevelopment

Policy Committee Date: 6/2/2022

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Recommendation Report Attached |
| <input type="checkbox"/> Minutes Attached | <input type="checkbox"/> Minutes Not Available |

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 1995, the U.S. Army's Base Realignment and Closure Commission (BRAC) announced the closure of the Fitzsimons Army Medical Garrison (FAMG). At the same time, the University of Colorado Health Sciences Center (UCHSC, now renamed University of Colorado Anschutz Medical Campus) outgrew its Denver location and was looking for relocation opportunities. In conjunction with UCHSC, the City of Aurora established the Fitzsimons Redevelopment Authority (FRA) as the local entity to spearhead redevelopment planning and to manage and oversee the redevelopment process. The goal was to create a premier medical and bioscience park in Aurora and offset the negative economic impact of the base closure.

After the base closed in 1999, the city created the Fitzsimons Urban Renewal Area, encompassing former base property north and south of Montview Boulevard. Additionally, UCHSC, the University of Colorado Hospital, Children's Hospital and the Veteran's Administration hospital all announced their intent to relocate to this new medical campus which they have since completed. In 2008, the area north of Montview Boulevard remained largely undeveloped and, recognizing that this area would develop differently than the larger hospital properties, the city created the 184-acre CSTP Urban Renewal Area (URA) in the area north of Montview Boulevard, simultaneously creating TIF Area #1 east of Scranton Parkway.

During the URA's initial 12 years, development occurred in this eastern half of the URA. With the exception of the Bioscience 1 parcel owned by the FRA, the land west of Scranton Parkway (the former Fitzsimons Golf Course) remained undeveloped as it was still owned by the United States Army. Furthermore, the City of Aurora (the "City") adopted the Fitzsimons Station Area Plan (the "SAP") in August 2016 as development of light rail adjacent to the Area occurred. The CSTP General Development Plan was also updated to be consistent with the SAP as well as reflect changing market conditions related to life science research and development and office districts. The original 2008 CSTP Urban Renewal Plan contemplated dense, large, free-standing pharmaceutical and life sciences companies operating within a large office/research park. Since that time however, the biomedical industry has changed and large pharmaceutical and life science companies instead began opting to partner with research institutions. In light of these market condition changes, the FRA and the city updated the CSTP General Development Plan (GDP) in 2016 and the FRA rebranded CSTP as the **Fitzsimons Innovation Community (FIC)**.

To date, over 1 million square feet of development has occurred within TIF Area 1, including office and lab space, residential townhomes and apartments, a hotel, retail and 2 schools. The FIC and the adjacent \$5.8 billion medical campus south of Montview combine to form one of the largest bioscience developments in the nation, representing the second-largest economic engine in Colorado behind Denver International Airport. A recent economic impact study shows this combined bioscience community currently supporting 29,000 people on site and 30,000 more indirectly and contributes over \$10 billion in economic output in Colorado. Development in TIF Area 2 will continue this progress bringing the total of on-site employment to over 40,000.

Following the transfer of the golf course property from the U.S. Army to the Fitzsimons Redevelopment Authority in 2018, the golf course ceased operations and the FRA (nka FIC) began to actively work on developing the 114-acre western portion of the URA. In June 2018, the *Colorado Science and Technology Park – West Area Blight Study* was completed, and the presence of blight factors in the URA's western half was reconfirmed in 2020. Since that time, AURA staff has been working with the FIC and the other taxing authorities to discuss and agree upon the incremental tax distribution set forth in the amended Plan.

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

The amendment to the Colorado Science and Technology Park (CSTP) Urban Renewal Plan (the "Plan") incorporates elements of new and updated plans for the area (taking Aurora Places, Fitzsimons Station Area Plan, CSTP and GDP into consideration) and creates a second Tax Increment Financing (TIF) Area. The primary purpose of TIF Area 2 is to support an estimated \$83 million in infrastructure costs plus and additional \$52 million in related debt service costs. This infrastructure will be constructed in four phases over a 10-year period to support the build out of over 4 million square feet of new development within TIF #2. In addition to the Bioscience 1 building (92K square feet) and Bioscience 3 building (114K square feet), the 4 million square feet in new development will include approximately 2.7 million square feet of office/flex/industrial space, 1.05 million square feet of University of Colorado development, and the 89,000 square foot Bioscience 5 building. In addition to construction jobs created during the

planned two-decade build out schedule, TIF Area 2 is expected to support the creation of over 9,000 new, permanent jobs across all levels of educational attainment.

In accordance with HB 1348 regulating how new or substantially amended plans can be approved, AURA staff has been negotiating with Mile High Flood District (MHFD), Adams County, the Aurora Public Schools (APS) and the Colorado Science and Technology Park Metro Districts on agreements to share increment revenue within the new proposed TIF Area 2. AURA has already reached agreements with MHFD and the County to capture 100% and 70% respectively of the incremental taxes generated from within TIF Area 2. Negotiations with APS are expected to contain terms similar to the County. Additionally, a separate Public Finance and Redevelopment Agreement with the Metro District is being negotiated to provide tax increment to support their bond financing. AURA will also retain some increment to support community benefit and other redevelopment activity within the area. The specifics are outlined within the attached draft of the amended urban renewal plan.

QUESTIONS FOR COUNCIL

Does the Committee support the amendments to the CSTP Urban Renewal Plan and wish to forward this on to the City Council Study Session?

LEGAL COMMENTS

The Aurora Urban Renewal Authority has all of the powers necessary or convenient to carry out and effectuate the purposes of the Colorado Urban Renewal Law, including the power to make or have made and to submit urban renewal plans to the City Council for appropriate action. § 31-25-105(1)(i)(II), C.R.S.

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: Approximately \$360 million in combined incremental property taxes as well as approximately \$21 million in city OPT, Construction Material Use Taxes and Sales Taxes will be generated over the TIF's 25 year life. The County and APS will retain 30% of their incremental taxes. The CSTP Metro District will invest \$83 million in new infrastructure.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain:

Approximately 3 million square feet of new taxable property with an estimated market value over \$1 billion will be developed within TIF Area 2.

Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

May 2008 (12 May 2008)

First Amendment (July 2022) - DRAFT

Prepared by:

Leland Consulting Group (2008)

Matrix Design Group (2008)

Aurora Urban Renewal Authority (November 2021 Amendment)

Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

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Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

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- Appendix I: Urban Renewal Area Legal Description
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Blight Study Update Letter
Attachment 3: Colorado Science & Technology Park Adams County Impact Report
(March 2008)
Attachment 4: Colorado Science & Technology Park Adams County Impact Report
(September 2021)

Colorado Science & Technology Park Urban Renewal Plan

Aurora, Colorado

1.0 Introduction

1.1 Preface

This *Colorado Science & Technology Park Urban Renewal Plan* (the “**Plan**” or the “**Urban Renewal Plan**”) was prepared at the request of the Aurora Urban Renewal Authority (the “**Authority**”) for the City of Aurora, Colorado (“**City**”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

For 12 years following the adoption of the initial Plan, development occurred primarily east of Scranton Street, excepting the Bioscience 1 building. West of Scranton Street remained largely undeveloped; the United States Army owned a majority of the area. Following the transfer of the property to the Fitzsimons Redevelopment Authority in 2018, the golf course ceased operations. Furthermore, the city of Aurora (the “**City**”) adopted the Fitzsimons Station Area Plan (the “**SAP**”) in August 2016 as development of light rail adjacent to the Area occurred. The Colorado Science & Technology Park General Development Plan was also updated to be consistent with the SAP and to reflect changing market conditions related to life science research, development and office districts. The 2018 update to the Plan reflects these changes and is

further necessitated by C.R.S. 15-1348 that considers any new Tax Increment (TIF) Areas (or changes to existing TIF areas) to be substantive amendments to the Plan.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for an urban renewal project or projects. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council must find that the presence of those conditions of blight substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.

Prior to the adoption of the initial Plan, the *Colorado Science & Technology Park Blight Study*, prepared by Matrix Design Group, dated February 2008, which is attached hereto as **Attachment 1** (the “**Blight Study**”), demonstrated that the Colorado Science & Technology Park Blight Study Area (“**Study Area**”), as defined in the Blight Study, was blighted area under the Act.

In anticipation of new development opportunities to advance this Plan, the *Colorado Science and Technology Park – West Area Blight Study (2018 Blight Study)*, was conducted by Matrix Design Group in June 2018, which is attached hereto as Attachment 2 (the “West Area Blight Study”). The *2018 Blight Study* was conducted to reconfirm the presence of blighting factors in the western portion (generally west of Scranton Parkway) of the Urban Renewal Area. The West Area Blight Study reconfirmed that the western area was still blighted as defined under the Act. In February 2020, Matrix Design Group completed an updated review of the West Area (2020 Blight Study Update Letter) which confirmed “that the

findings and conclusions of the June 2018 PCA [Blight Study] have not changed and that seven of eleven factors of blight remain.”

1.3 Other Findings

The Area is appropriate for one or more urban renewal projects and other undertakings authorized by the Act to be advanced by the Authority.

One or more projects could require the demolition and clearance of certain public and private improvements within the Area as provided in this Plan. Such actions are necessary to eliminate unsafe conditions, obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread or recurrence of deterioration.

It is the intent of the City Council in adopting this Plan that, with the exception of the power of eminent domain, the Authority shall exercise all powers authorized in the Act and which are necessary, convenient or appropriate to accomplish the objectives of this Plan. It is the intent of this Plan that, with the exception of the power of eminent domain, the Authority shall exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised; and, this Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the City Council.

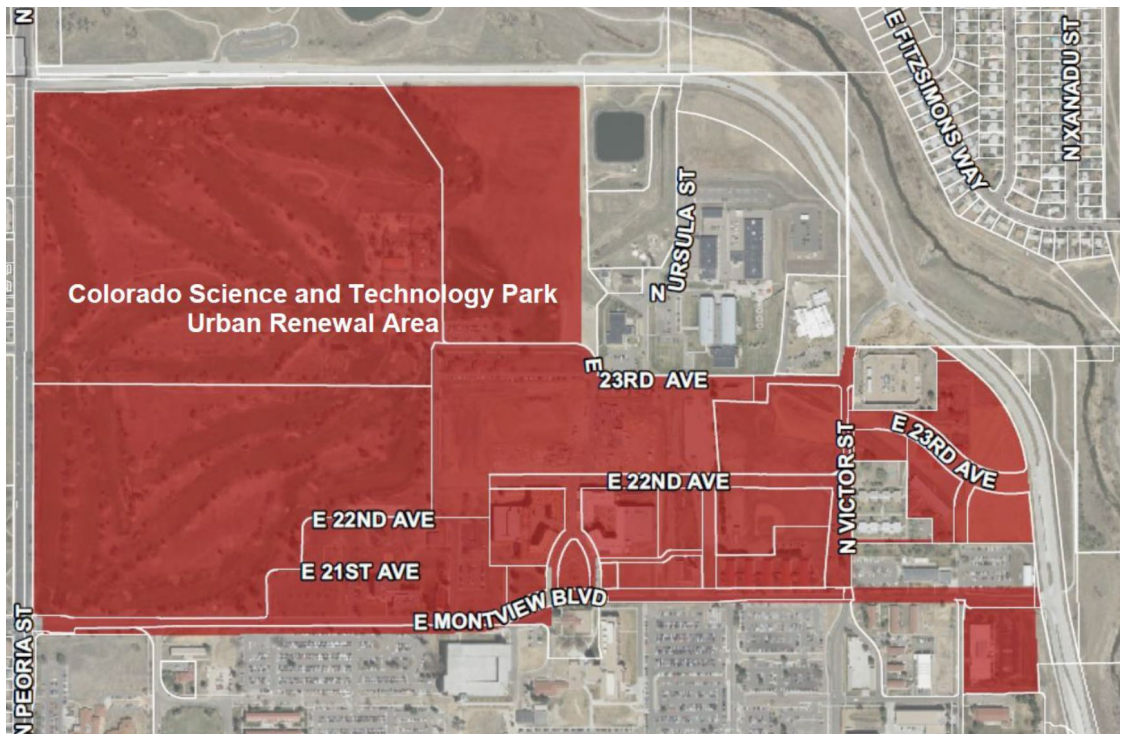
1.4 Urban Renewal Area Boundaries

The proposed Colorado Science & Technology Park Urban Renewal Area (the “**Urban Renewal Area**” or the “**Area**”) is located entirely in the City. The boundaries of the Area generally include properties bounded on the south by Montview Boulevard, including the whole of said Boulevard, on the west by Peoria Street, and on the north and east by Fitzsimons

Parkway, as delineated on **Figure No. 1** and described in the legal description presented in **Appendix I**. The legal description controls the boundary description in case of any conflict. The boundaries of the Area are drawn as narrowly as feasible to accomplish the planning and development objectives of this Plan.

The Area was originally part of the Fitzsimons Area Urban Renewal Plan, adopted June 11, 2001 ("**Fitzsimons Urban Renewal Plan**"). Pursuant to Section 31-25-107(7), C.R.S., the Fitzsimons Urban Renewal Plan was modified by the City Council on August 25, 2008, to remove, from the Fitzsimons Urban Renewal Plan, the Area that is subject to this Urban Renewal Plan. This amended Plan does not change the boundaries of the Area. The Urban Renewal Area map is presented as **Figure 1**:

Figure 1:



2.0 Definitions

2000 Conditions Survey – means the *Fitzsimons Campus Conditions Survey*, dated August 2000, which is one of two blight studies that established findings of blight in support of the Fitzsimons Urban Renewal Plan.

2018 Blight Study - means the *Property Conditions Assessment (Blight Study) Colorado Science & Technology Park – West Area*, prepared by Matrix Design Group, dated June 2018, attached hereto as **Attachment 2** and incorporated herein by this reference.

2020 Blight Study Update Letter – means the February 2020 update letter prepared by Matrix Design Group confirming that the findings and conclusions of the 2018 Blight Study had not changed.

2021 Impact Report - means the *Colorado Science & Technology Park Adams County Impact Report*, dated September 2021, attached hereto as **Attachment 3** and incorporated herein by this reference.

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Area or Urban Renewal Area - means the Colorado Science & Technology Park Urban Renewal Area as depicted in **Figure 1** and legally described in **Appendix I**.

Aurora Comprehensive Plan – means *City of Aurora Comprehensive Plan 2003*, and any subsequent amendments, including Aurora Places.

Aurora Places – means the Comprehensive Plan of the City of Aurora, adopted in 2018.

Authority – means the Aurora Urban Renewal Authority.

Authority Board - means the Board of Commissioners of the Aurora Urban Renewal Authority.

Blight Study - means the *Colorado Science & Technology Park Blight Study*, prepared by Matrix Design Group, dated March 2008, attached hereto as **Attachment 1** and incorporated herein by this reference.

City - means the City of Aurora, a home-rule municipal corporation of the State of Colorado.

City Council - means the City Council of the City.

City Tax or **City Taxes** - means, collectively, (i) the Sales Tax, (ii) the Lodger's Tax, (iii) the OPT, and (iv) the Use Tax.

City Tax Increment - means the tax increment derived from City Taxes.

Comprehensive Plan - the Aurora Comprehensive Plan as defined above (see "Aurora Comprehensive Plan").

C.R.S. - means the Colorado Revised Statutes, as amended from time to time.

CSTP General Development Plan (GDP) - means the Colorado Science & Technology Park (Colorado Bioscience Park Aurora at Fitzsimons) General Development Plan approved by the City, as such plan has been or may be amended from time to time.

CSTP Master Plan - means the Colorado Science & Technology Park at Fitzsimons Master Plan, Fall 2007, approved by the City, as such plan has been or may be amended from time to time.

Developer - originally meaning Fitzsimons Developer, LLC, a Colorado limited liability company, and later meaning the Fitzsimons Redevelopment Authority

(FRA) and then any successor or assignee to FRA in its capacity as developer of the Park pursuant to its development agreement with FRA.

District Taxes or District Revenues – means Property Taxes levied by the Metropolitan Districts upon real and personal property within their respective boundaries and all revenues attributable to such levies.

Fitzsimons Boundary Area – means the boundary area adjoining the Fitzsimons Campus along Colfax Avenue and Peoria and Potomac Streets as defined in the Aurora Comprehensive Plan.

Fitzsimons Campus – means the 227-acre University of Colorado Health Sciences Center and Hospital campus, which is in the Fitzsimons Urban Renewal Area.

Fitzsimons Innovation Community – means the Colorado Science and Technology Park or the “Park” which is the CSTP Urban Renewal Area.

Fitzsimons Strategic Area or Fitzsimons – means the property on which the former Fitzsimons Army Medical Center was located, which generally comprises the Area and the Fitzsimons Campus together with the Fitzsimons Boundary Area.

Fitzsimons Urban Renewal Plan – means the *Fitzsimons Area Urban Renewal Plan* adopted June 11, 2001, as such plan has been or may be amended from time to time.

FRA – means Fitzsimons Redevelopment Authority, a special purpose government entity created through an intergovernmental agreement between the City and the Regents of the University of Colorado to oversee the redevelopment of Fitzsimons. The FRA is the master developer and manager of the Park.

Impact Reports – mean the *Colorado Science & Technology Park Adams County Impact Report*, dated March 2008, and the 2021 Adams County Impact Report attached hereto as **Attachment 2** and incorporated herein by this reference for the purposes of amending the Urban Renewal Plan.

Lodger’s Tax – means the lodger's tax authorized by Chapter 130, Article IV, Division I of the City Code and currently imposed at the rate of 8.0%, subject to any generally applicable decreases in rate that may occur during the term of the Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the Plan made by the City during the term of the Plan.

Metropolitan District(s) – means Colorado Science & Technology Park Metropolitan District Nos. 1, 2 and 3, each a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Special District Act, Title 32 of the Colorado Revised Statutes.

OPT – means, collectively, (i) the Employer Occupational Privilege Tax authorized by Chapter 130, Article V of the City Code and currently imposed at the monthly rate of \$2.00 per employee, subject to any changes in rate that may occur during the term of the Plan, and (ii) the Employee Occupational Privilege Tax authorized by Chapter 130, Article VI of the City Code and currently imposed at the monthly rate of \$2.00 per employee, subject to any generally applicable decreases in rate that may occur during the term of the Plan and any generally applicable increases in rate that may that may be allocated to the Authority by amendment to the Plan made by the City during the term of the Plan.

Park – means the development project commonly referred to as Colorado Science and Technology Park (also known as Fitzsimons Innovation Community).

Plan or Urban Renewal Plan – means this *Colorado Science & Technology Park Urban Renewal Plan and its subsequent amendment(s)*.

Property Taxes– means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.

Property Tax Increment – means tax increment derived from Property Taxes.

Public Finance and Redevelopment Agreement – means one or more agreements between the Authority, the developer and/or developers of property within the Area, any special district or districts organized or caused to be organized by such developer or developers for the purpose of financing or refinancing public improvements within the Area, or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan pursuant to any of the powers set forth in the Act or in any other provision of Colorado law.

Sales Tax – means the sales tax authorized by Chapter 130, Article II, Division IV of the City Code and currently imposed at the rate of 3.50%, subject to any generally applicable decreases in rate that may occur during the term of the Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the Plan made by the City during the term of the Plan. “City Sales Tax” shall not mean the 0.25% sales tax dedicated to increased staffing of the City police department and operation and maintenance of the City detention facility and codified in the City Code at Section 130-2.

Study Area – means a geographic territory defined for its respective Blight Study or conditions survey; the boundaries for the 2008 study area are coterminous with the Area boundaries. The boundaries for the 2018 Blight Study area are defined as the West Study Area (below).

Tax Increment - means the increase in revenue derived from taxes that are actually collected above a specified tax base imposed in a Tax Increment Area after a date to be specified in this Urban Renewal Plan or in a modification thereto.

Tax Increment Area(s) - means one or more portions of the Area designated as a Tax Increment Area, as defined and pursuant to the procedures set forth in **Section 6.7** of this Plan.

TIF - means, collectively, the City Tax Increment and the Property Tax Increment.

Use Tax - means the use tax authorized by Chapter 130, Article II, Division V of the City Code and currently imposed at the rate of 3.50% on construction materials used, stored, distributed, and/or consumed within the Area, subject to any generally applicable decreases in rate that may occur during the term of the Plan and any generally applicable increases in rate that may be allocated to the Authority by amendment to the Plan made by the City during the term of the Plan. "City Use Tax" shall not mean the 0.25% use tax dedicated to increased staffing of the City police department and operation and maintenance of the City detention facility and codified in the City Code at Section 130-2.

West Area Blight Study: Means the *2018 Blight Study* (see definition above).

West Study Area: means the geographic territory defined for the West Area Blight Study, the boundaries of which are coterminous with the Area boundaries generally west of Scranton Parkway.

3.0 Purpose of the Plan

The purpose of this Plan is to reduce, eliminate and prevent the spread of blight within the Area and to stimulate growth and investment within the Area boundaries. To accomplish this purpose, this Plan promotes local objectives with

respect to appropriate land uses, private investment and public improvements, provided that the delineation of such objectives shall not be construed to require that any particular project will necessarily promote all such objectives.

Specifically, the Plan promotes an environment which allows for the creation of a new state-of-the-art business innovation bioscience district, focused on life science research within a traditional urban environment to further the goals and objectives of the Aurora Comprehensive Plan, *the Fitzsimons Station Area Plan*, as well as any other relevant policy document; and, which can leverage the community's investment in public improvement projects that will contribute to redevelopment of and elimination of blight within the Area.

While the principal goal of the urban renewal effort, as required by the Act, is to afford maximum opportunity, consistent with the sound needs of the City as a whole and to develop and rehabilitate the Area by private enterprise, it is not intended to replace the efforts of area business development or marketing organizations.

The rehabilitation and redevelopment of properties within the Area will be accomplished through the improvement of existing and construction of new structures and infrastructure, attraction of new investment and reinvestment, and prevention of deterioration of properties in the Area. The effort will involve the Authority and City Council with participation and cooperation by the private sector.

While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the City will regulate land use and building requirements. At a minimum, all projects of the Authority within the Area shall comply with all applicable municipal requirements.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the City, the area must be determined to be a “blighted area” as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four of the following factors in the area, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present conditions and use and, by reason of the presences of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2),

substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The Act also provides that, if private property is to be acquired by the Authority by eminent domain, at least five of the factors specified in Section 31-25-103(2)(a) to (2)(l) must be present.

The general methodology for conducting the Blight Study was to: (i) define the Study Area; (ii) gather general information about the Study Area, such as right-of-way and parcel boundaries, aerial photography, etc.; (iii) evaluate evidence of blight through field reconnaissance of the Study Area to document observed physical conditions of blight; and, (iv) collect data about blight factors that are not visually observable. Because the Study Area was within the plan area of the original Fitzsimons Urban Renewal Plan (2001), the City determined that it was appropriate for the consultants who prepared the Blight Study (2008) to also review the two blight studies that were prepared in connection with the Fitzsimons Urban Renewal Plan (2001) to consider only those blight conditions that fell under one of the following categories:

- Blight conditions that have come into existence or have become known to exist within the Study Area since 2000;
- Blight conditions that exist as the result of changed conditions or circumstances that have occurred since 2000; and
- Blight conditions that may have existed in 2000, but were not identified in the 2000 Conditions Survey report, or were not known to exist at that time.

The 2000 Conditions Survey, which ultimately led to the creation of the Fitzsimons Urban Renewal Area by the City in 2001, considered the entire

Fitzsimons Strategic Area, both north and south of Montview Boulevard. The 2008 Blight Study addressed that portion of the original survey area lying north of Montview Boulevard, as well as a portion of the original survey area located south of Montview Boulevard to East 19th Place between Fitzsimons Parkway and Wheeling Street.

The Blight Study noted significant differences in the Study Area since 2001, not the least of which was transformation of properties within the Fitzsimons Campus into a receiving ground for medical facilities, including the University of Colorado at Denver and Health Sciences Center Anschutz Medical Campus, the Veterans Administration Hospital, Children's Hospital Colorado, and other related facilities and institutions. The Blight Study further noted that the Study Area north of Montview Boulevard remained largely undeveloped, with only one new building having been built and minor levels of demolition and environmental cleanup having taken place. Finally, the Blight Study explains that establishment of the Area as an urban renewal area, separate from the mostly developed area south of Montview Boulevard, will allow for the public resources and revenues generated from the planned Colorado Science & Technology Park commercial development to be effectively targeted to the removal of blight and installation of new infrastructure within the same area.

Among the 11 qualifying factors identified in the Act, the Blight Study (2008) identified the presence of the following seven blight factors in the Study Area that fell within the categories defined by the City:

- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (f) Unusual topography or inadequate public improvements or utilities;
- (h) The existence of conditions that endanger life or property by fire or other causes;

- (j) Environmental contamination of buildings or property; and
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

The 2018 Blight Study, updating the findings specifically in the area west of Scranton Street, confirmed that most of the original blight findings remained within the West Study Area:

- (a) Slum, deteriorated, or deteriorating structures
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (j) Environmental contamination of buildings or property; and
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Blight factor (a) in the 2018 study is related to deteriorated structures primarily associated with the former golf course facilities (structures, parking lots, landscaping) which previously had been in operation at the time of original plan adoption but has since closed and been vacated.

5.0 Plan’s Relationship to Local Objectives and Appropriate Land Uses

5.1 General Description

The implementation of this Urban Renewal Plan supported the objectives and requirements of the Aurora Comprehensive Plan in 2008 and continues to do so with the current Comprehensive Plan, Aurora Places

(2018). As development occurs in the Urban Renewal Area, it shall conform to the Comprehensive Plan and any subsequent updates, the City Building and Zoning Code and any rules, regulations, and policies promulgated pursuant thereto, any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans, and any applicable City design standards, all as in effect and as may be amended from time to time (provided however, that if there is a specific written agreement regarding the applicability of these items between the City and the Developer, the provisions contained within any such written agreement would prevail and control.)

This Urban Renewal Plan contemplates the development of the Park in accordance with the CSTP Master Plan and the CSTP General Development Plan. Originally, the CSTP Master Plan and the CSTP General Development plan contemplated dense, large, free-standing pharmaceutical companies operating on campus. However, since 2008 (when the Plan was originally adopted), the biomedical industry has changed and large pharmaceutical companies are opting to partner with research institutions, which necessitated reevaluation of the original plans. The CSTP Master Plan and the CSTP General Development Plan are consistent with the objectives and requirements of both the Aurora Comprehensive Plan and this Urban Renewal Plan.

A combination of uses is proposed for the Park, all of which will further promote development and redevelopment of the Area as a “vital 24/7 district interconnected with public urban spaces serving both the Park and the surrounding community.” In conjunction with 21 Fitzsimons), the Park will provide urban amenities such as rail service, limited retail, housing and other services not found in traditional suburban office parks. The Park will offer “a rare opportunity to create a new working and

living environment in [the City] which achieves its own unique identity while, at the same time, becomes a vital and integral part of the greater community,” according to the CSTP Master Plan.

Existing blight conditions present within the Area will be remedied by the proposed Plan. Public improvements will be phased and funded in part by tax increment revenues. In 2007, the Developer organized the Metropolitan Districts to serve as additional funding sources to assist in the development and maintenance of public infrastructure in the Park.

5.2 Relationship to Aurora Comprehensive Plan (Aurora Places)

The purpose of this Urban Renewal Plan is to eliminate blight in the Urban Renewal Area and to implement the current Aurora Comprehensive Plan (Aurora Places) in order to prevent its recurrence. Aurora Places identifies 10 different “place types” within the city, including Urban Districts; the Colorado Science & Technology Park (a.k.a. The Fitzsimons Innovation Community (FIC)) is so designated. Urban Districts in Aurora Places, are “critical to the economic and fiscal health of the city” because they are “centers of “employment, culture and activity” and are the “most intensely developed area with mixed-use, entertainment, institutional, retail, restaurant and multifamily residential as defining uses”. As an Urban District, the FIC is key to increasing employment within the city, joining light industrial and business park uses with educational and medical institutions to foster sought after creativity. The Authority, with the cooperation of the City, private enterprise and other public bodies, will undertake projects and activities described in this Urban Renewal Plan to eliminate the conditions of blight identified herein while implementing the goals and objectives of Aurora Places. Redevelopment of the Urban Renewal Area will at least partially

address the following Community Principles under Goals, Policies and Practices (Chapter Six) within the Aurora Places plan:

- *A Strong Economy - A strong economy with active urban places is essential for the wellbeing of residents, businesses and the community.*
- *A Diverse and Equitable City - Diversity and equity are assets to be nurtured and promoted by the city.*
- *Housing for All - High-quality housing options enable people across all socioeconomic levels, cultural identities and stages of life to establish and manage households.*
- *A Healthy Community - Eating healthy food, walking and exercising, living in a clean and safe environment and having access to medical care improves the lives of all Aurorans and contributes to a stable community.*
- *A Thriving Environment - A thriving natural environment – including stewardship of water, energy and natural resources – is essential to the physical and mental wellbeing of residents and the city’s ability to support future growth.*
- *Easy Mobility and Active Transportation - An easy-to-use transportation network with multiple travel choices supports a strong economy, healthy community and flourishing environment.*
- *An Authentic Aurora - The creation of great places, the preservation of traditionally unique places and effective marketing and promotion are essential to improving Aurora’s image.*

While the Park as whole functions as an Urban District place type given its dense mix of public, residential, office and retail uses, the West Area, as planned, will function more closely as an Innovation District.

Therefore, the city should consider amending its Comprehensive Plan to

reclassify the West Area as an Innovation District. The Fitzsimons Innovation Community as planned incorporates all the primary land uses and the majority of the supporting uses (excepting urban agriculture), outlined within Aurora Places for Innovation Districts. Furthermore, Innovation Districts promulgate ... A high-quality, tech-centric space ... "including unique meeting spaces that encourage people and organizations to come together, learn from one another and exchange ideas. High-quality office space and jobs co-located with some housing is necessary to keep Aurora's innovative and creative thinkers close to home, such as students and professors that live on campus." "Transit, pedestrian and bicycle accessibility to and through the Innovation District is also critical."

This Urban Renewal Plan supports the Aurora Comprehensive Plan goal of developing a national frontrunner among bioscience facilities. The Park is designed to "accommodate the development of commercial, research and development facilities that benefit from proximity to the resources and capabilities of a major university health sciences center" (e.g., the University of Colorado Health Sciences Center, which has been relocated to, and is the centerpiece of, the redevelopment of the urban renewal area subject to the Fitzsimons Urban Renewal Plan). The University of Colorado Health Sciences Center and the Innovation Campus currently employ approximately 28,600 people and will reach over 40,000 employees at full build-out, which includes the potential for 4 million additional square feet of development in the West Area. The area also generates approximately \$10 billion in economic output in Colorado which will grow as well. One of the strategies being used to encourage redevelopment of Fitzsimons, which this Urban Renewal Plan will support, is "actively seeking developers who are interested in new commercial or mixed-use development."

The Aurora Places Plan also anticipates the use of tax increment revenues for infrastructure and other costs associated with various urban renewal projects and the issuance of tax increment revenue-supported bonds.

The Aurora Comprehensive Plan (2003) stated that the Fitzsimons redevelopment will have a “substantial positive impact “on the City’s economy and that Fitzsimons “is poised to become one of the largest employment centers in the metropolitan area, which will boost the value of neighborhoods in the northern part of the City. As workers, patients, students and visitors coming to Fitzsimons increase, Fitzsimons will improve as a location for redevelopment. Challenges for redevelopment of Fitzsimons cited in the Comprehensive Plan (2003) included:

- The “environmental challenges typically associated with former military bases,” which tend to slow ownership transfer and site clearance and preparation;
- The ability to obtain funding for planned access improvements and utilities and other infrastructure to accommodate substantial increases in traffic and infrastructure demands which the intensive Fitzsimons redevelopment activity is expected to generate; and
- The time required for zoning and other efforts to show results in reducing blighted conditions and higher quality uses in Fitzsimons.

Implementation of this Urban Renewal Plan is consistent with the original strategies identified in the prior Comprehensive Plan (2003), many of which have been implemented or are ongoing including:

- Continuing to support and advocate for governmental, private, and other funding necessary to affect redevelopment of Fitzsimons.
- Seeking designation of Fitzsimons by the Denver Regional Council of Governments as an urban center.
- Continuing to fully support the FRA's efforts to position itself nationally in the bioscience market.
- Working to implement the master plans FRA has adopted.
- Continuing to work to fund planned transportation improvements. Planning and advocating for full transit access including bus, shuttle, and light rail service to and through the Fitzsimons Innovation Campus and the Anschutz Medical Campus to the south.
- Continuing the planned Montview Boulevard bicycle and pedestrian amenities eastward into the Campus.
- Continuing to use the Fitzsimons Boundary Area revitalization tools to improve the quality of development. Those tools include zoning, design standards and urban renewal strategies. Time will be required to allow these tools, in combination with market forces, to bring about the desired revitalization in this area.
- Continuing to recruit and support developers who can implement redevelopment at areas targeted by the urban renewal plans.

Many of the challenges and implementation actions undertaken since the origination of this plan are consistent with the current comprehensive

plan (Aurora Places) and the FIC continues to evolve and develop projects consistent with the current goals and objectives of Aurora Places.

5.3 Relationship to CSTP General Development Plan

It is anticipated that the implementation of the CSTP General Development Plan for the Innovation Campus will help achieve the goals and objectives of this Urban Renewal Plan. The proposed uses for the site in the current CSTP General Development Plan follow the Aurora Places Plan, which has identified the site as an emerging science and technology center that will become a hub for the industry in the Rocky Mountain Region. Located adjacent to transit, the property has access to off-site light rail stops. The vision expressed in the CSTP General Development Plan is to create a state-of-the-art research and development park focusing on life-science research with the look and feel of a traditional urban environment consisting primarily of multi-story buildings, gridded streets and blocks, and open spaces. According to the CSTP General Development Plan, the intent of the Park is to create a critical mass of knowledge-based science / technology organizations with their primary application in human health so as to be complementary to the adjacent University of Colorado Health Sciences Campus.

5.4 Relationship to Fitzsimons Station Area Plan (SAP)

The Station Area Plan factored in the relocation of the proposed light rail station from Montview Boulevard to Fitzsimons Parkway (2013), a new market study (2014) and the Developer's "Innovation Campus" concept for the area. The Innovation Campus was a shift from large, stand-alone research and development centers and office buildings to partnerships with nearby research institutions and hospitals, reflecting changing industry dynamics. This concept expands on the previous plans for this

bio-tech district by introduction of the Innovation District concept for an urban-scale, walkable, transit-supported, mixed-use area.

6.0 Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. In the case of this Plan, it is the Authority's intent to undertake urban renewal projects to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will be key to the Authority's strategy for preventing the spread and recurrence of blight and eliminating existing blight conditions.

6.1 Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others to, install, construct, and reconstruct any public improvements, including, without limitation, streets, sidewalks, underground utilities and service facilities, streetscapes, pedestrian corridors, parking facilities, water and sanitation facilities, parks and recreation facilities, safety protection facilities, environmental remediation, television relay and translation facilities (in conformity with the City's cable television franchise(s)), and transportation facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Public projects are intended to stimulate (directly and indirectly) private sector investment to assist in the conversion of the Area into a viable commercial, employment and mixed-use sub-area supported by multiple forms of transportation with supporting public spaces contributing to increased revenues from property taxes and City Taxes.

As described in **Section 4.0** of this Plan, blight studies identified seven qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, as evident in the Area both at the time of plan adoption and this amendment, and most of the identified conditions were the same between both studies. This Plan proposes addressing each of these conditions through urban renewal activities including but not limited to those described hereunder:

- (a) Slum, Deteriorated, or Deteriorating Structures - Blighted and deteriorating or functionally obsolete structures may be demolished or removed and replaced with newer primarily commercial and research facilities that are adaptable to life science research and technologies. (2018 Blight Study)
- (b) Predominance of defective or inadequate street layout - pedestrian improvements including completion of existing sidewalks; improved roadways consistent with the City's Urban Street Standards; and, construction of major building improvements and utility demolition associated with the completion of the light rail station; and construction of parking facilities. Construction of new streets an infrastructure will be phased in approximately over 10 years following the Amendment to the Plan. .
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness - improvements to Montview Boulevard which will

ensure its compliance as a formal right-of-way; adequate parcelization of land for development under the CSTP General Development Plan especially in the West Area

- (d) Unsanitary or unsafe conditions - completion of pedestrian improvements including formal and informal pathways and lighting. (2008 Blight Study only)
- (e) Deterioration of site or other improvements - demolition and removal and remediation (if necessary) of facilities and improvements related to the former golf course in the West Area. (2018 Blight Study only)
- (f) Unusual topography or inadequate public improvements or utilities - completion of utilities including, but not limited to, utilities which address wastewater, sewer line, storm water runoff, water quality deficiencies associated with the planned level of development; electrical and gas service; and parks and open space.
- (h) The existence of conditions that endanger life or property by fire or other causes - improvement of roadways to the City's Urban Street Standards, particularly to accommodate emergency vehicle access.; (2008 Blight Study only)
- (j) Environmental contamination of buildings or property - clean-up of site-wide asbestos and asbestos contaminated soil, as well as other contamination known or suspected to pose a hazard to human health as the former golf course and related facilities are cleared; .

- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements – improvement of vacant land and demolition or rehabilitation of vacant and under-utilized buildings.

6.2 Other Improvements and Facilities

There could be other non-public improvements or facilities in the Area that may be required in connection with an urban renewal project to accommodate development of the Area. The Authority may assist in the financing or construction of such of these improvements as may serve a public purpose and the goals and objectives of this Plan.

6.3 Operation and Maintenance of Improvements and Facilities

As expressed in the CSTP General Development Plan, an intergovernmental agreement between the City and one or more of the Metropolitan Districts is anticipated to address maintenance and operational issues associated with certain public infrastructure.

6.4 Development Opportunities – Catalyst Projects

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development throughout the Area and fund future public improvements. The aggregate impact of potential investment within Area is reflected in the Impact Report in **Attachment 3 and the 2021 Impact Report in Attachment 4.**

6.5 Development Standards

All development in the Area shall conform to the laws, rules, regulations, policies and other requirements and standards of the City and any other

governmental entity which has jurisdiction over all or any portion of the Area.

In conformance with the Act and the Plan, the Authority may adopt design standards and other requirements applicable to projects undertaken by the Authority. Unless otherwise approved by the City Council, any such standards and requirements adopted by the Authority shall be consistent with all other City zoning and development policies and regulations.

6.6 Variations in Plan

The Authority may propose and the City Council may make such modifications to this Urban Renewal Plan as may be necessary provided they are consistent with the Aurora Comprehensive Plan and any subsequent updates, as well as the Act, or such amendments made in accordance with Section 6.7.3 of this Plan and as otherwise contemplated by this Plan.

The Authority may in specific cases allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provisions of this Plan would constitute an unreasonable limitation beyond the intent and purpose of this Plan.

6.7 Project Financing and Creation of Tax Increment Areas

6.7.1 Public Investment Objective

It is the intent of the Plan that the public sector will play a significant role in all urban renewal efforts as a strategic partner. However, experience has proven that a critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources will be key as

no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Typical public infrastructure investments may include but are not limited to: unifying streetscape elements (but for specific modifications made on private property); improving access and circulation; improving streets and parks; providing for corridor improvements and parking; completing utilities; and, creating special districts or other financing mechanisms.

6.7.2 Authorization

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation, utilization of the following: issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; advance and reimbursement agreements; federal or state loans or grants; interest income; agreements with public or private entities; pledging tax increment revenues to one or more Metropolitan Districts to be used and pledged by such Metropolitan District to pay its obligations incurred to finance public infrastructure and other lawful improvements under the Act; and loans, advances and grants from any other available sources. The principal, interest, and reasonable costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, advance and reimbursement agreements, Public Finance and Redevelopment Agreement(s), or any other

obligation lawfully created by the Authority or any Metropolitan District.

In addition to the use of increment to fund public improvements and project debt financing, the Authority may use portions of the tax increment for the provision of programs and services for the overall benefit of the adjacent community and to achieve the City Council goals for urban renewal including, but not limited to, preserving existing small businesses and providing small business assistance, creating a diversity of housing types and maintaining housing affordability, and assisting in the building of community wealth. Such community benefit may be afforded through the creation of a fund set aside of for Authority-approved programs and/or services, or through the designation of such funding to a third-party partner for distribution, provided that such party shall distribute any funds consistent with this plan and the Urban Renewal Statute.

6.7.3 Use of Tax Increment Financing and Creation of Tax Increment Areas

It is the intent of the City Council in approving this Plan to authorize the use of tax increment financing by the Authority as part of its efforts to undertake this Plan. The Aurora Public School District and Adams County have participated in the discussions of the use and portions of the tax increment generated from their mill levies as provided for pursuant to HB 1348, concerning the use of tax increment financing in the manner contemplated by the Act. Pursuant to the provisions of Section 31-25-107(9) of the Act and Section 130-4 of the City Code, the City Council, in approving this Urban Renewal Plan Amendment, contemplates the creation

of a single additional Tax Increment Area (TIF Area #2) to be created within the Urban Renewal Area for future development. Notwithstanding the designation of such Tax Increment Area, the Authority is specifically authorized to expend all or any portion of the revenue from the Property Tax Increment, all or any portion of the revenue from the City Tax Increment, or any combination thereof in each Tax Increment Area, to the extent authorized by the Act and the City Code, for financing or refinancing an urban renewal project or projects, including, to the extent determined by the Authority, pledging any portion of said revenues to one of the Metropolitan Districts, and to be pledged by such Metropolitan District for payments on its obligations incurred by such Metropolitan District to fund public infrastructure and other lawful improvements under the Act, or, at the option of the Authority, to be used as security for Debt or other obligations of the Authority or any Metropolitan District contracted to fund public infrastructure and other lawful improvements under the Act and the City Code; provided however that the portion of the Metro District(s)' mill levy attributable to operation and maintenance may be used for payment of the costs of administration and operation of one or more of the Metropolitan Districts and the operation and maintenance of part or all of the public improvements.

As specific properties within the Urban Renewal Area are proposed to be developed, this Urban Renewal Plan may be amended to designate the boundaries of a new Tax Increment Area or adding to an existing Tax Increment Area, provided that the Tax Increment Areas so designated shall not overlap and shall be located entirely within the Urban Renewal Area. An

amendment to this Urban Renewal Plan designating the boundaries of a new Tax Increment Area shall be deemed to be made pursuant to the Blight Study (and any updates) existing as of the date of the adoption of this Urban Renewal Plan and in furtherance of the original provisions of this Urban Renewal Plan.

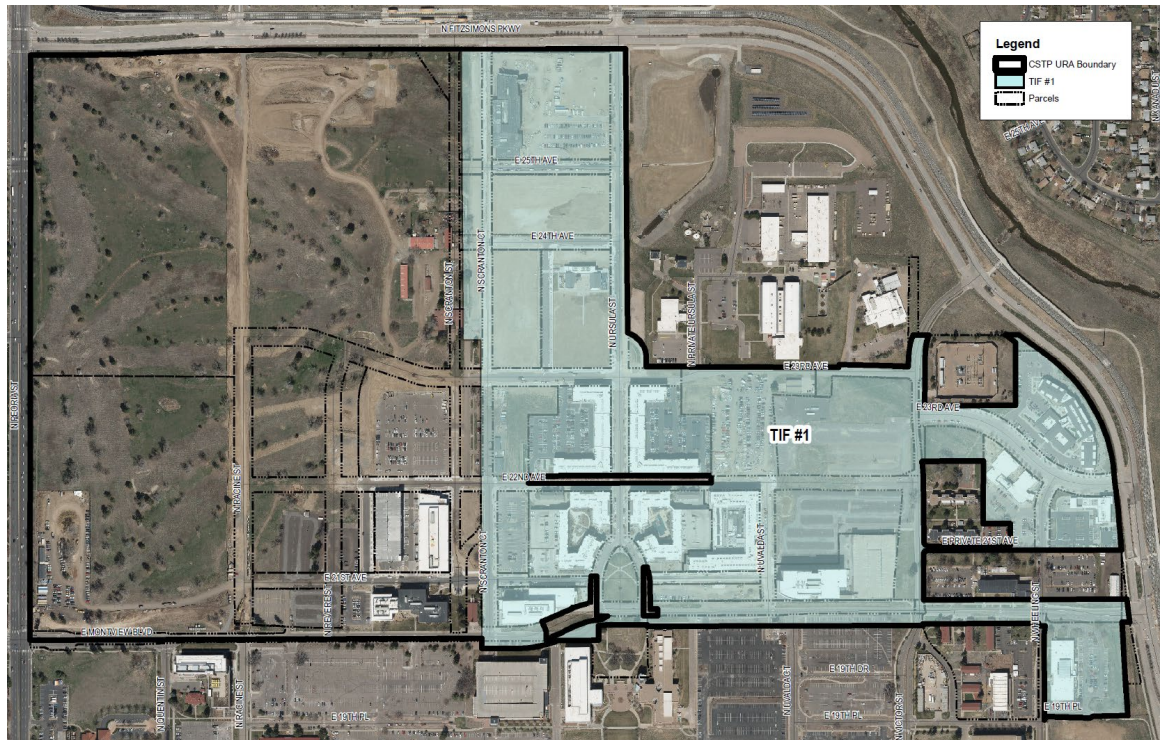
The process for creating a new Tax Increment Area or adding to an existing Tax Increment Area shall be initiated by written notification by the Developer to the Authority's Executive Director and the City's Manager of Development Services that the Developer has a new project and needs tax increment funding to fund infrastructure and related lawful improvements. Such notification shall include the area to be designated (including a legal description and a map), a site plan, a description of the infrastructure to be funded and estimated costs of that infrastructure, the estimated schedule of the first phase of the infrastructure for that Tax Increment Area, and the estimated TIF revenue to be generated from that new or expanded Tax Increment Area. The Authority and the City shall provide notice to Adams County and the Aurora Public School District, of the Developer's request for the creation of a new Tax Increment Area or adding to an existing Tax Increment Area as required by the provisions of 15-1348 , and shall be considered a substantive amendment to the Urban Renewal Plan. Approval by City Council of any such amendment, unless it specifically provides to the contrary, shall be deemed an adoption of a provision that taxes, if any, levied and collected after the effective date of the approval of the amendment, upon taxable property in the Tax Increment Area defined in such amendment or that City Tax, or any portion thereof, collected in the twelve-month period prior to

the effective date of the amendment within the Sales Tax Increment Area defined in such amendment, or both such taxes, shall be allocated to the Authority as set forth in the amendment for a period of twenty-five years from the date of the City Council approval of such amendment.

6.7.4 First Tax Increment Area and Allocation of Tax Increment Revenue to the Authority

The first Tax Increment Area (“First Tax Increment Area”) shall be deemed established in 2008 on the date of the original approval of this Urban Renewal Plan. The boundaries of the First Tax Increment Area are legally described in Appendix III, attached hereto and incorporated by this reference. A map showing the boundaries of the First Tax Increment Area follows as **Figure 2**.

Figure2:



The allocation of Property Tax Increment and City Tax Increment to the Authority within the First Tax Increment Area shall commence on the date of approval of this Urban Renewal Plan.

The Urban Renewal Plan anticipates that, subject to the terms of a Public Finance and Redevelopment Agreement between and among the Authority, the Developer, and the Metropolitan District(s) with respect to the First Tax Increment Area, the Authority will irrevocably pledge to the Metropolitan Districts (i) one hundred percent (100%) of that portion of the Property Tax Increment derived from District Taxes, (ii) eighty-five percent (85%) of the remaining Property Tax Increment, and (iii) eighty-five percent (85%) of the City Tax Increment, excluding OPT, to the payment of principal of, premium if any, and interest on any bonds of, loans or advances to, indebtedness, or any other obligations, whether funded, refunded, assumed, or otherwise, incurred by the Metropolitan District(s) to finance or refinance public infrastructure benefiting the Urban Renewal Area. The Urban Renewal Plan further anticipates that the Authority will use the remainder of the Property Tax Increment and the City Tax Increment generated in the first Tax Increment Area to pay for City services provided to or for the benefit of the Urban Renewal Area and to assist with the financing or refinancing of off-site public improvements that will benefit the Urban Renewal Area.

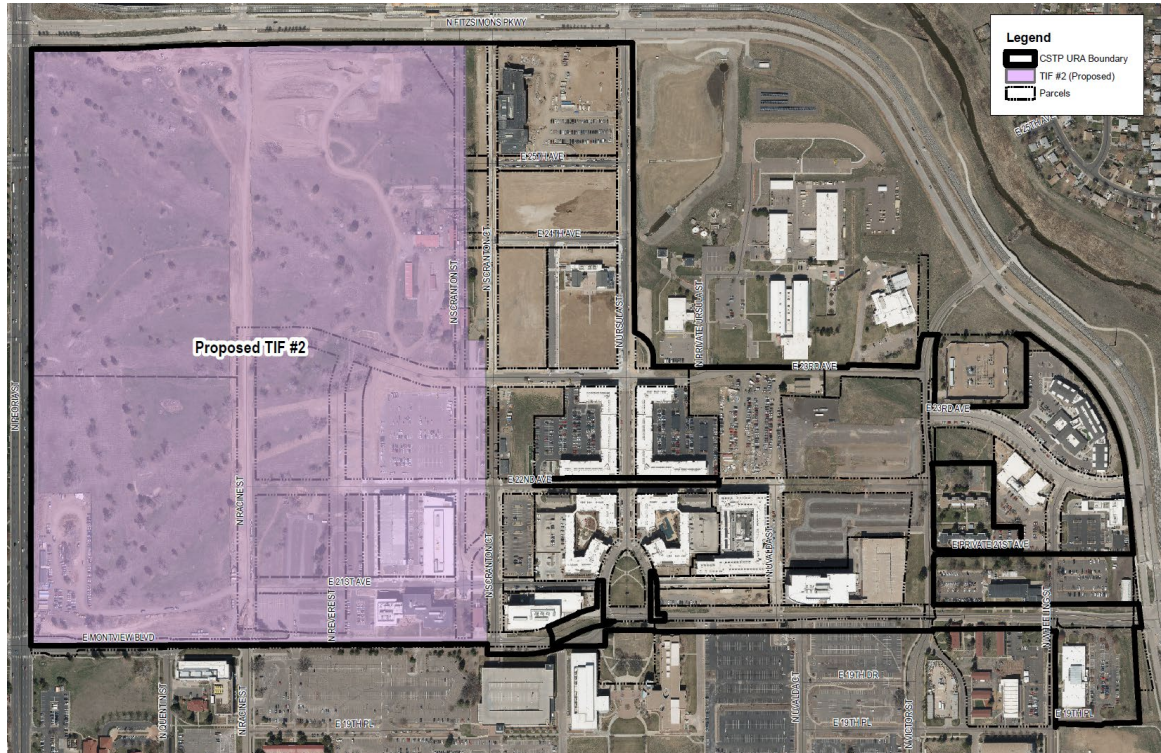
6.7.5 Second Tax Increment Area and Allocation of Tax Increment Revenue to the Authority

The Second Tax Increment Area (“Second Tax Increment Area”) shall be deemed established on the date of approval of this Urban Renewal Plan Amendment. The boundaries of the Second Tax

Increment Area are legally described in Appendix IV, attached hereto and incorporated by this reference. A map showing the boundaries of the Second Tax Increment Area is shown in **Figure 3**.

The allocation of Property Tax Increment and City Tax Increment generated from within the Second Tax Increment Area shall commence on the date of approval of the first amendment of this Urban Renewal Plan.

Figure 3:



6.7.6 Second Tax Increment Area and Allocation of Tax Increment Revenue Derived from Adams County Property Taxes

Pursuant to negotiations with Adams County, seventy percent (70%) of the Property Tax Increment derived from Adams County

Taxes shall be allocated to the Authority for the purposes and activities outlined in this plan. Thirty percent (30%) of incremental revenues shall be retained by the County.

6.7.7 Second Tax Increment Area and Allocation of Tax Increment Revenue derived from Aurora Public Schools (APS) Property Taxes

Pursuant to negotiations with Aurora Public Schools, seventy percent (70%) of the Property Tax Increment derived from Aurora Public School Taxes shall be allocated to the Authority for the purposes and activities outlined in this plan. Thirty (30%) of incremental revenues shall be retained by the APS.

6.7.8 Second Tax Increment Area and Allocation of Tax Increment Revenue derived from Mile High Flood District Property Taxes

One hundred percent (100%) of the Property Tax Increment derived from the Flood District Taxes shall be allocated to the Authority.

6.7.9 Second Tax Increment Area and Allocation of City Tax Increment and Increment Revenue derived from City Property Taxes

One hundred percent (100%) of the Property Tax Increment derived from the City Taxes shall be allocated to the Authority. One hundred percent (100%) City Tax Increment derived from Sales Tax and Lodger's Tax shall be allocated to the Authority. One hundred percent (100%) of the City Tax Increment derived from the Construction and Materials Use Tax and Occupational Privilege Tax (OPT) shall be allocated to the Authority.

6.7.10 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as the primary tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act or any other applicable law, including without limitation and in any combination: appropriations, loans, grants or advances from the City; state loans and grants; federal loans and grants; interest income; agreements with public and private parties or entities, including any arrangements made for the payment of moneys in lieu of taxes; sale of securities or other assets; and loans and advances from any other available source.

6.8 Property Acquisition and Land Assemblage

The Authority may acquire property by negotiation or any other method authorized by the Act, except that any proposal to acquire property under the power of eminent domain shall not be authorized by this Plan. The Authority may temporarily operate, manage and maintain such acquired property. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

6.9 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority shall act in accordance with the Relocation Assistance and Land Acquisition Policy

adopted by the Authority Board on October 18, 2004, per Authority Resolution R2004-02, and in conformance with the Act.

6.10 Demolition, Clearance, Environmental Remediation, and Site Preparation

In carrying out this Plan, the Authority may, on a case-by-case basis, elect to demolish and clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan, including but not limited to Public Finance and Redevelopment Agreements, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to this Plan, if in the judgment of the Authority, such buildings, structures and other improvements cannot be economically rehabilitated in accordance with this Plan. The Authority may also undertake such additional site preparation and environmental remediation activities, as it deems necessary to facilitate the disposition and development of such property.

6.11 Property Disposition

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be

sold, leased or otherwise transferred for uses in accordance with the Act and this Plan.

6.12 Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions by the Authority may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements as set forth herein; installation, construction and reconstruction of public improvements as set forth herein; elimination of unhealthy unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities. The Authority may enter into Public Finance and Redevelopment Agreements or other Redevelopment Agreements with the Developer and the Metropolitan District(s), as well as agreements with other public, private and non-profit entities to provide assistance or undertake all other actions authorized by the Act or other applicable law to redevelop and rehabilitate the Area.

6.13 Community Programs and Services

Consistent with Section 6.7.2, for the purposes of this Plan, the Authority is authorized to create and/or fund programs and services designed for the benefit of the adjacent community, and to meet the City Council approved goals for urban renewal. Such community benefit may be implemented through the creation of a fund set aside for Authority-approved programs and/or services, or through the designation of such funding to a third-party partner for distribution, provided that such party shall distribute any funds consistent with this plan and with the Urban Renewal Act.

6.14 Public Finance and Redevelopment Agreements

For the purpose of this Plan, the Authority is authorized to enter into Public Finance and Redevelopment Agreements with the Developer, the Metropolitan District(s), and/or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Plan. Such Agreements, or other contracts, may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan and the Act, and may further provide for such undertakings by the Authority as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Act, including, without limitation, the financing, installation, construction, and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, parking facilities, landscaping and/or other eligible improvements, programs and services.

Existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect.

6.15 Cooperation with Public and Private Entities

The City and the Authority recognize the need to cooperate with each other and with other public or private entities in the implementation of this Plan. Accordingly, the Authority is authorized to enter into one or more agreements with the City or any other public or private entity regarding the implementation of this Plan and any urban renewal projects undertaken hereunder, as well as programs, maintenance, or activities which the Authority, the City, or such other public or private entities are otherwise empowered to undertake.

7.0 Severability

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

Appendix I:

Urban Renewal Area Legal Description

Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

Appendix II:

Aurora Comprehensive Plan References

Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

Appendix III:

First Tax Increment Area Legal Description

Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

Appendix IV:

Second Tax Increment Area Legal Description

Colorado Science & Technology Park

Urban Renewal Plan

Aurora, Colorado

Attachments

Attachment 1: Blight Study (2008)





Attachment 2: Blight Study 2018 & 2020 Blight Study Update Letter

Attachment 3: 2008 County Impact Report

Attachment 4: 2021 County Impact Report

N FITZSIMONS PKWY

Legend

-  CSTP URA Boundary
-  TIF #1
-  TIF #2 (Proposed)
-  Parcels

Proposed TIF #2

TIF #1

N PEORAST

N SCRANTON ST

N SCRANTON CT

N URSULA ST

N PRIVATE URSULA ST

N WANDUST

E 25TH AVE

E 24TH AVE

E 23RD AVE

E 23RD AVE

E 22ND AVE

E PRIVATE 21ST AVE

E 21ST AVE

E MONTVIEW BLVD

N RACINE ST

N SCRANTON CT

N WALDA ST

N WHEELING ST

N QUENTIN ST

N RACINE ST

E 19TH PL

N WALDA ST

E 19TH DR

E 19TH PL

N VICTOR ST

E 19TH PL

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GIS@auroragov.org



City of Aurora, Colorado

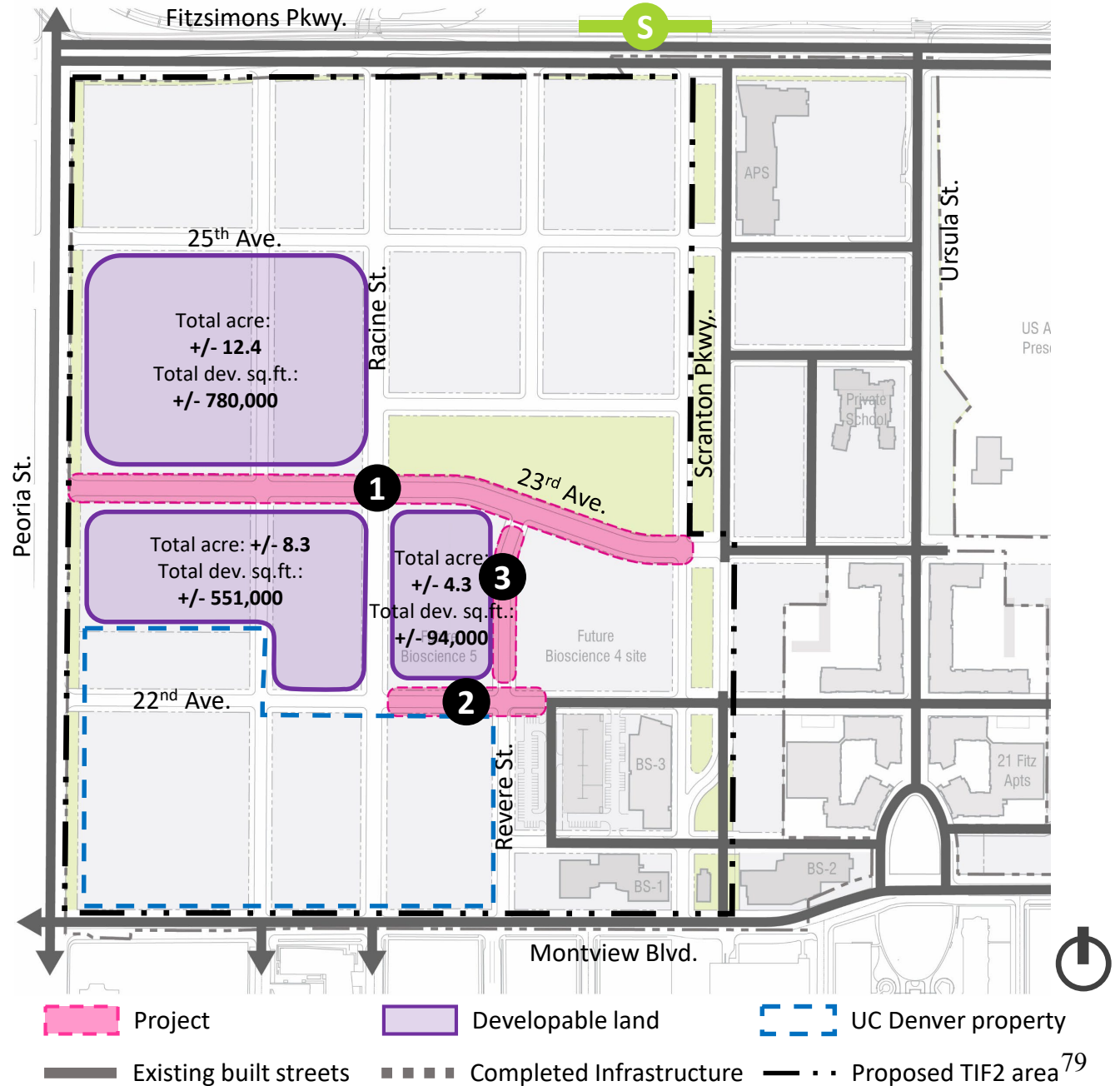
CSTP Urban Renewal Area

July 29, 2021



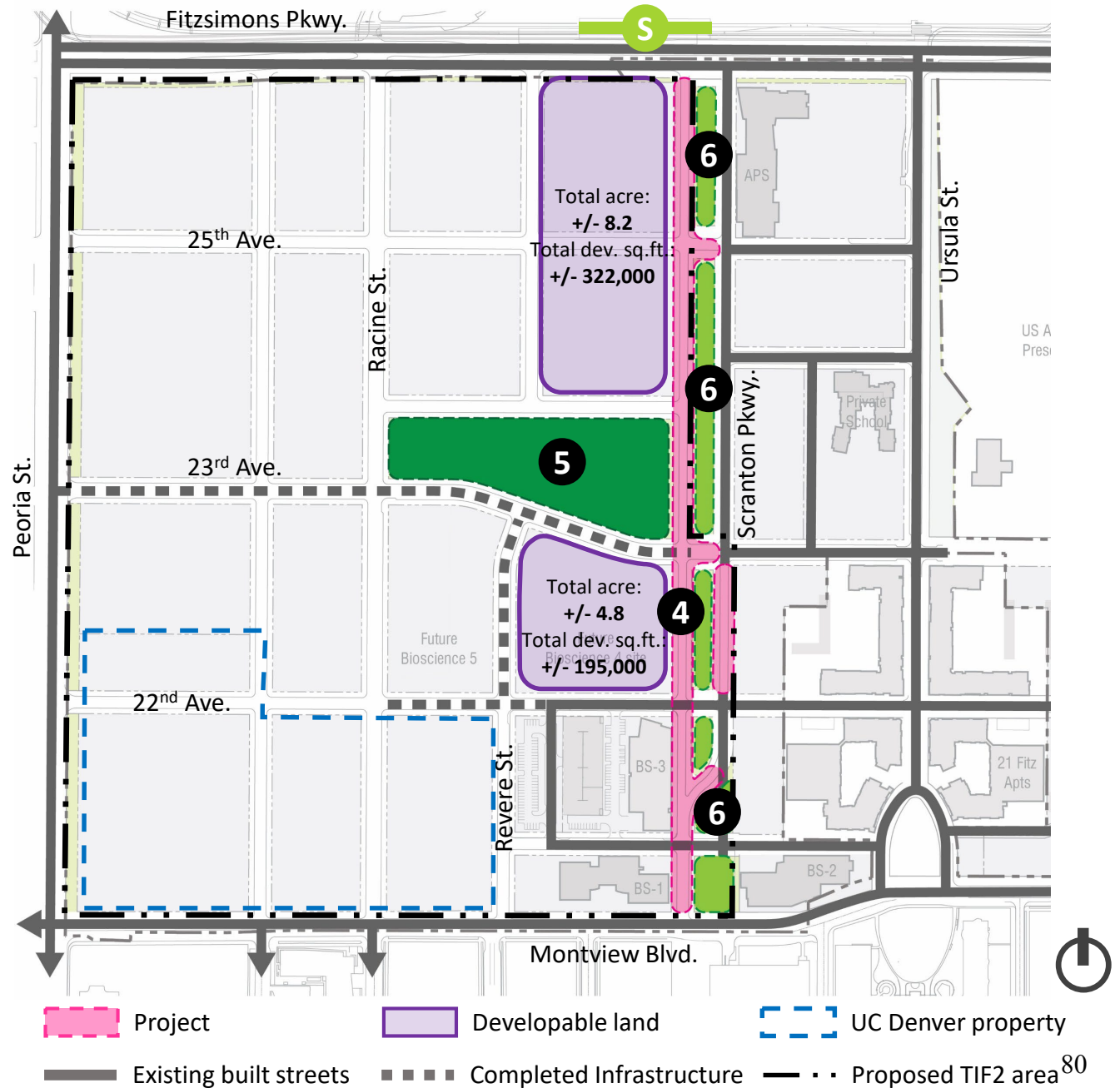
PROJECT DEVELOPMENT COST ESTIMATES

#	Project	Estimated Cost with 3% Annual Inflation	Timing/ Years
1	23rd, Scranton to Peoria	\$ 5.77 M	Immediate
2	22nd Street, Bioscience 5	\$ 0.762 M	Immediate
3	Revere Street, 23rd to 22nd	\$ 0.927 M	Immediate
4	Scranton Parkway	\$ 12.8 M	2-4 years
5	Fitzsimons Park	\$ 5.7 M	2-4 years
6	Scranton Parkway Linear Park	\$ 3.4 M	2-4 years
7	Ursula Signal	\$ 0.676 M	6-8 years
8	Revere Street, 22nd to Montview	\$ 1.1 M	6-8 years
9	Montview to Peoria (only TIF2 boundary)	\$ 12.3 M	6-8 years
10	22nd, Racine to Peoria	\$ 2.4 M	6-10 years
11	25th, Racine to Peoria	\$ 5.6 M	6-10 years
12	Racine Street, Montview to Fitz Pkwy	\$ 6.6 M	6-10 years
13	Peoria Linear Park	\$ 8.3 M	8-10 years
14	Remaining Streets & Infrastructure	\$ 17 M	10+ years
Total Estimated		\$ 83.4 M	



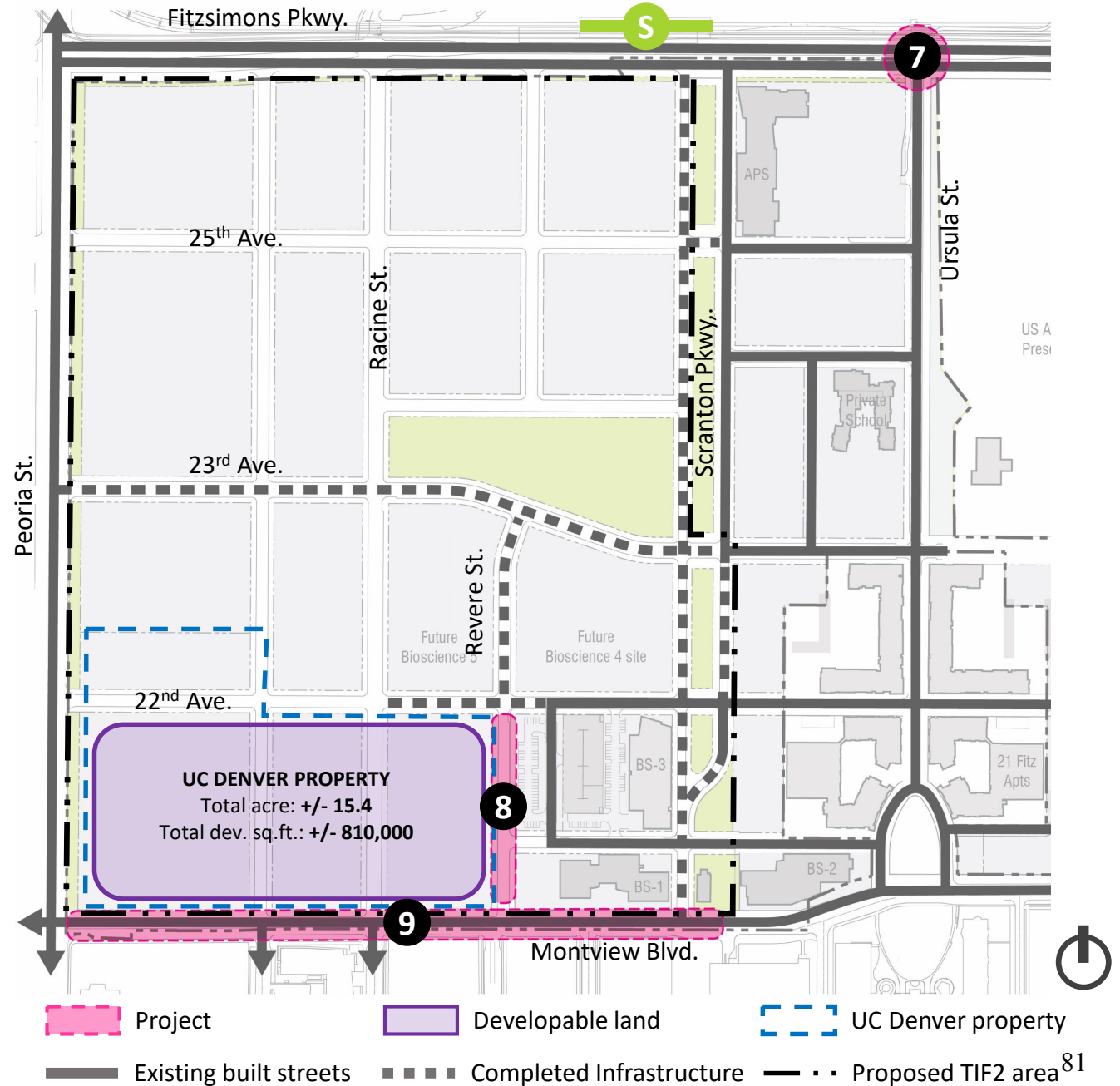
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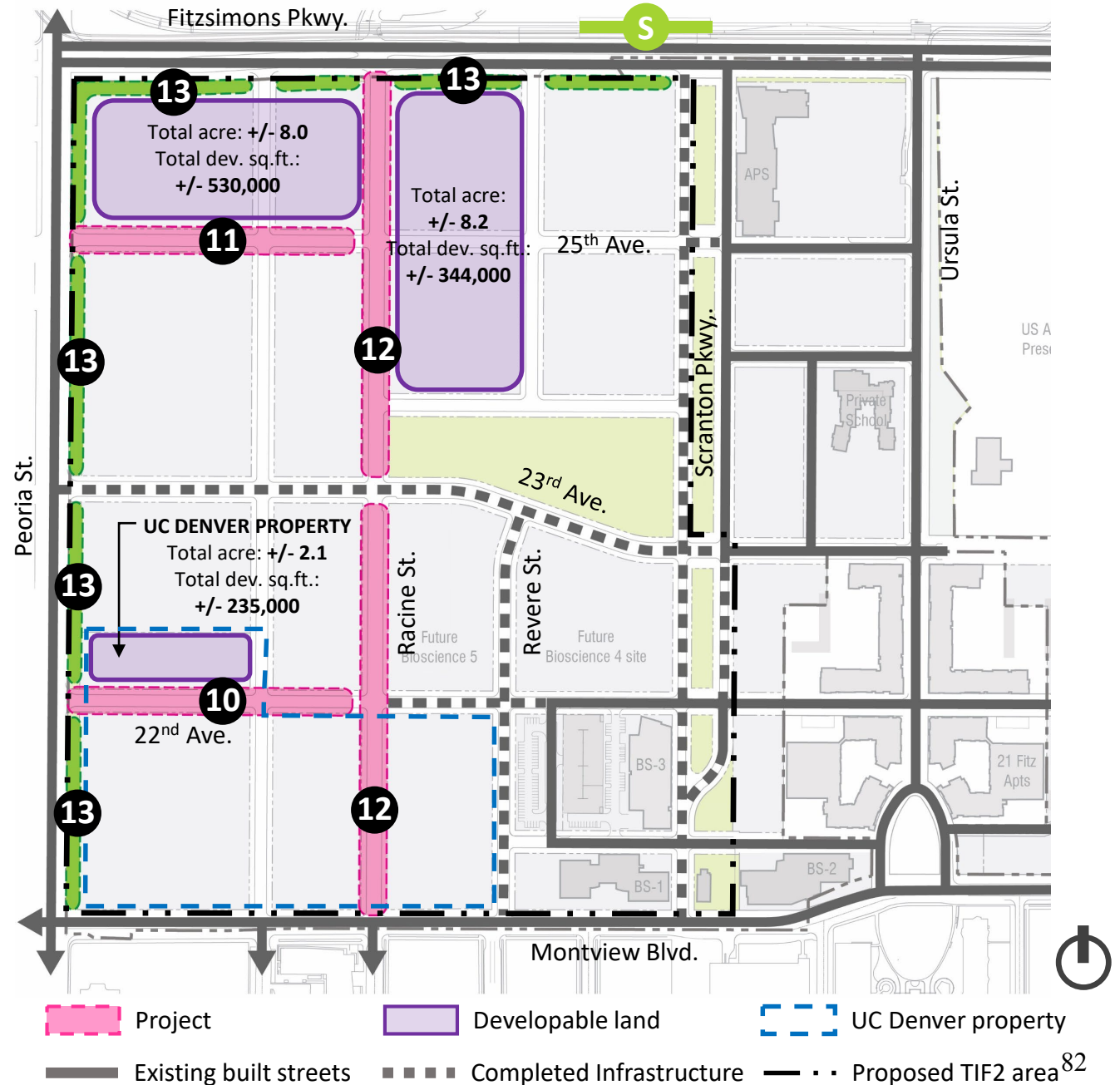
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CITY OF AURORA

Council Agenda Commentary

Item Title: Department of Local Affairs (DOLA) Grant Update
Item Initiator: Jessica Prosser, Director of Housing and Community Services
Staff Source/Legal Source: Alicia Montoya, Housing and Community Development Manager / Tim Joyce, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated Presentation/discussion time

Department of Local Affairs (DOLA) Grant Update
 Jessica Prosser, Director of Housing and Community Services
 Alicia Montoya, Housing and Community Development Manager / Tim Joyce, Assistant City Attorney
 N/A
 10 minutes

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

- | | |
|---|--|
| <input type="checkbox"/> Approve Item and Move Forward to Study Session | <input type="checkbox"/> Approve Item as proposed at Study Session |
| <input type="checkbox"/> Approve Item and Move Forward to Regular Meeting | <input type="checkbox"/> Approve Item as proposed at Regular Meeting |
| <input checked="" type="checkbox"/> Information Only | |
| <input type="checkbox"/> Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field. | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Housing, Neighborhood Services & Redevelopment

Policy Committee Date: 6/2/2022

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Recommendation Report Attached |
| <input type="checkbox"/> Minutes Attached | <input type="checkbox"/> Minutes Not Available |

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.)

N/A

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

The City of Aurora through its Department of Housing and Community Development is issuing a Request for Proposal with the goal of retaining a consultant who will research and provide recommendations to the city in relation to:

1. Fee waiver fund and policy incentive feasibility study
2. Infrastructure fund feasibility assessment
3. Land use code/policy updates to incentivize and/or reduce barriers to affordable housing development.

QUESTIONS FOR COUNCIL

None, informational only.

LEGAL COMMENTS

This item is information only. The City has the powers that are necessary, requisite, or proper for the government and administration of its local and municipal matters. (City Charter, art. I, sec. 1-3) Council has the authority to do what is deemed necessary and proper to promote the prosperity, improve the order, comfort and convenience of the City and its inhabitants. (City Code sec. 2-32) (TJoyce)

PUBLIC FINANCIAL IMPACT

- YES NO

If yes, explain: We have received \$112,500 grant from DOLA and the City of Aurora will match the difference of \$37,500.00 with General Funds.

PRIVATE FISCAL IMPACT

- Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A



Innovative Housing Planning Program (IHOP) Aurora Missing Middle Housing Incentive Strategy

Alicia Montoya
Housing and Community Development Manager
May 26, 2022



OVERALL OBJECTIVE

City of Aurora through its Housing Strategy continues to recognize the need for housing opportunities that are attainable at all levels of income and is committed to pursuing strategies that help new and existing residents call Aurora home. It is our hope that with these funds from DOLA that we can better create housing policies tailored to the unique characteristics of the City of Aurora.



PROJECT DESCRIPTION

The project consists of hiring a qualified consultant to research the following areas:

- Fee waiver fund and policy incentive feasibility study
- Infrastructure fund feasibility assessment
- Land use code/policy updates to incentivize and/or reduce barriers to affordable housing development.



DESIRED OUTCOMES

The city's proposal will be for a financial feasibility study to determine housing related program options for city council consideration through:

- Fee waiver incentive program for “missing middle” housing projects that are not financed through low-income housing tax credits
- The creation of a dedicated funding source to subsidize infrastructure costs and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadways infrastructure
- Other housing policies to include feasibility of inclusionary zoning
- City of Aurora will own all resulting documents
- Deliverables include the final document of the fee waiver fund and policy incentive feasibility study, infrastructure fund feasibility fund, (and other applicable studies) and land use code/zoning code text amendment language



Current Status Update

- 1st quarterly report to DOLA Submitted April 2022
- RFP Signed and Forwarded to Purchasing – May 2022
- Determining Org. Account Number – In Progress
- Scope of Work - In progress
- Goal to post RFP by May 31, 2022



