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**PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING
MINUTES**

Date: April 13, 2022

Time: 8:30 am

Members Present Chair: Councilmember Danielle Jurinsky, Vice Chair: Councilmember Dustin Zvonek, Councilmember Angela Lawson

Others Present Adrian Botham, Andrea Amonick, April Giles, Ariana Muca, Becky Hogan, Blake Fulenwider, Bob Gaiser, Bob Olivia, Brad Pierce, Brandon Cammarata, Brian Rulla, Cathy DeWolf, Chad Argentar, Cindy Colip, Dan Osoba, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, David Schoonmaker, Debbie Bickmire, Diana Rael, Elena Vasconez, Gayle Jetchick, Heather Lamboy, Jacob Cox, Jeannine Rustad, Jessica Prosser, Jose Rodriguez, Julie Patterson, Karen Hancock, Kelly Bish, Kevin Hougen, Kevin Smith, Laura Perry, Liz Fuselier, Marcia McGilley, Margie Sobey, Marisa Noble, Mark Witkiewicz, Melvin Bush, Mindy Parnes, Mitzi Schindler, Morgan Cullen, Rachel Allen, Rachel Gruber DEN, Rachid Rabbaa, Sarah Wile, Scott Berg, Stephanie Beard, Stephen Rodriguez, Sunny Banka, Tod Kuntzelman, Tom Blevins, Trevor Vaughn, Victor Rachael, Yuriy Gorlov

1. CALL TO ORDER

2. APPROVAL OF MARCH 9, 2022 DRAFT MINUTES–COUNCIL MEMBER JURINSKY

2.a The minutes were approved.

3. GENERAL BUSINESS

3.a Red Tape Committee Update

Summary of Issue and Discussion:

Councilmember Dustin Zvonek / Jeannine Rustad, Planning & Development Services Director / Tim Joyce and Hans Hernandez, Assistant City Attorneys

Council Member Zvonek presented a brief history of the Red Tape Reduction Ad Hoc Committee, an update of where they are today, and the next steps.

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The Red Tape Reduction Ad Hoc Committee came about due to conversations had throughout CM Zvonek's campaign last year. He spent a lot of time hearing from business owners, two of whom are now on council, about some of the red tape they faced with the city. They also talked with home builders, developers, etc., about the city processes. During the Red Tape Reduction Ad Hoc Committee meetings, they will hold public hearings with home builders and developers on taxes, fees, rules, regulations, and city processes that cause delays and increase costs not experienced in other municipalities. With the feedback received, they will collaborate across the board with staff to determine steps to make Aurora more business-friendly. To date, the committee has held two hearings. The next committee hearing is scheduled for Thursday, April 20, at 6 pm, with the Homebuilders Association presenting their recommendations. Another agenda item for the next meeting would be discussing with staff potential solutions to the challenges brought up to the committee. As the hearing process concludes, they'll have solutions moved forward via resolutions or ordinances to address challenges discovered through this Red Tape Reduction Ad Hoc Committee. Once the public hearings are complete, the committee will shut down, and the city staff will then work on the solutions.

- o CM Jurinsky commented that there was great feedback from all types of businesses regarding delays and processes. She mentioned that there has been a clamor from business owners from all fields about employees not being back to work in person. She said that this will be a very significant priority for the council soon. She asked department heads and city staff to return to work in person given that businesses, developers, and business owners see a lack of productivity from remaining virtual.

Outcome:

Information Only

Follow-up Action:

Information Only

3.b. Aurora Places Comprehensive Plan Overview and Implementation Update

Summary of Issue and Discussion:

Daniel Krzyzanowski, Planning Supervisor / Daniel Money, Assistant City Attorney

Daniel Krzyzanowski presented the Aurora Places Comprehensive plan and the city's progress. Aurora Places is the city's master plan for the physical and economic development of the city; it provides a basis for the city's regulations and standards and serves as a criterion against which to evaluate development proposals. It also guides public investments such as transportation, water, and public facilities. The comprehensive plan is intended as a tool for decision-makers and provides policy direction. The plan was built on broad community input from stakeholders, including residents, business communities, and civic organizations.

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Chapter 4 of Aurora Places includes ten place types that describe areas in the city based on development, character, scale, form, and function. It provides information on the purpose and value of a place, typical land uses, activities, urban design, and transportation. The Parkside at City Center as an Urban District place type; the Painted Prairie Subdivision as an emerging neighborhood place type; and the Stanley Marketplace as an original aurora place type are some case studies that depict examples of great mixed-use, neighborhood, business, and infill development. Place-making is an approach to economic development that creates desirable places to attract people such as residents, shoppers, workers, businesses, and visitors to Aurora and generate city tax revenue. By providing these places within the city, economic activity is kept local. The city loses 25,000 employees to jobs outside of Aurora on a typical day.

Chapter 5 describes connecting systems to make Aurora a cohesive community, including the transportation system. Aurora Places provides a framework for the major transportation corridors within the city and policy direction on the types of improvements to make. The comprehensive plan also contains guiding principles that tie the goals and policies together. Chapter 7 includes action strategies for specific implementation tasks that move the plan forward. Since adopting the plan in late 2018, the city has completed many of the stated actions, including the unified development ordinance and Aurora Housing Strategy. Another outcome is the city-wide Economic Development Strategy to be initiated later in 2022. The Planning and Economic Development (PED) Policy Committee will be a central player in this project.

Given the progress made on items in Chapter 7, it is time to reevaluate the chapter and reconstruct the list of priority implementation items, allowing the city to reflect on Council priorities and policy directions to address near-term opportunities and challenges.

- CM Jurinsky asked if the comprehensive plan allows for changing times. Daniel answered that the plan is meant to be a tool and should reflect new opportunities and challenges; it can be amended to reflect policy directions; there is an opportunity to revisit the city's priorities and take additional action steps. He stressed that the plan consists of physical design elements, place types, and transportation and is a living document that the city can and will update.
- CM Jurinsky asked how to amend the plan. Daniel responded that it would go through the Planning and Zoning Commission for a recommendation and then to the City Council to adopt the ordinance.
- CM Jurinsky stressed that it would be a long-drawn-out process should developers still need to go to the Planning and Zoning Commission, the PED Committee, and the City Council. She mentioned that this lengthy process is one of the challenges mentioned during the Red Tape Reduction Ad Hoc Committee public hearings. She stressed that there is currently no flexibility with the comprehensive plans, and the city should be able to amend something

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- on the fly to keep up with changing times and changing needs on housing and or zoning.
- Jeannine Rustad said that the plan governs a long period and does not get specific, unlike the UDO. She mentioned hiring a new principal planner responsible for keeping the UDO up to date. She added the comprehensive plan is updated every ten years. Jeannine responded that if CM Jurinsky sees anything as problematic, they could hold conversations about this to keep ahead of development and the trends.
 - CM Jurinsky stressed that the city is experiencing a housing shortage crisis, and the process presented could potentially take a year. She commented that she would love to see a designated downtown area with high-rise condos and apartment complexes which would be a huge leap in helping with the housing crisis. She mentioned that currently, apartment complexes are being built in the middle of single-family home neighborhoods.
 - Melvin Bush asked if the responses from the public hearings have been issues with the Planning and Zoning Commission or if there are other factors involved in the development process that the developers are facing challenges. He mentioned that the city, developers, and residents must work together and look at all factors. CM Jurinsky commented that the Planning and Zoning Commission is not holding up the process; the commission is the starting point for the process.
 - CM Lawson expressed appreciation for the comprehensive plan but pointed out that there is not a lot of emphasis on the grid given that there is a transportation issue. She highlighted that transportation is essential to city planning and asked how they look at density versus sprawl as the city's population could become bigger than Denver's. CM Lawson added that nothing in the study speaks to the senior population. She asked if the current assessment could be integrated into the comprehensive plan for senior housing.
 - Jeannine mentioned that transportation was something that she also noticed. She has been working with Cindy Colip, the Director of Public Works, to develop a multi-modal transportation master plan that will include looking at the senior population. Jeannine responded that they would integrate what comes out of the studies. She added that they ensure the development of complete neighborhoods such as Painted Prairie with a wide range of housing and other facilities.
 - CM Lawson stated that she likes having neighborhoods where one can start and grow into the community; however, there is an affordability issue. Sunny Banka commented that the market could take care of itself and mentioned price reductions in the market over the last two weeks. She added that they might be tackling a problem that may not end up being around in six months.
 - CM Zvonek mentioned that Aurora Places does not direct the market but should be responsive to a market that changes and adapt its type of housing. He added that the cost of housing would correct as interest rates go up, and the largest tax increase in Colorado will continue to drive up the cost of housing. He mentioned that he would be interested in hearing potential staff recommendations to clean up the comp plan through the red tape reduction discussions.

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- CM Jurinsky pointed out that there are currently 243 listings which include all types of housing. She mentioned that even if a shift is happening, they are far from the finish line. She added that they still need housing and determining appropriate areas for the demand.

Outcome:

Information Only

Follow-up Action:

Information Only

3.c. Fitzsimons Innovation Community History and UpdateSummary of Issue and Discussion:

Andrea Amonick, Development Services/AURA Manager / Rachel Allen, Client Manager / April Giles, Vice President of Business Development, Fitzsimons Innovation Community

April Giles gave a presentation on the Fitzsimons Innovation Community (FIC). Fitzsimons and the General Hospital treated soldiers during World War I when it opened. Its mission is to transform the future of health and care by developing new medical technologies. FIC supports innovators by helping grow companies seeking to cure disease, save lives, and improve healthcare. They have developed collaborations with clinicians and researchers at the University of Colorado Anschutz Campus. Currently, FIC supports 80 companies by offering training programs and attracting and recruiting talent into the community. The companies include startups that have developed technology manufactured and distributed to hospital systems locally and globally.

A few examples of the companies are Summit Bio Labs which has become the largest provider of COVID testing in the region; Foresight Diagnostics, which works with pharmaceutical companies to understand patient disease progression to understand whether or not treatment modalities that exist for cancer are working earlier; and Atara Biotherapeutics that also works in the cancer space and has expanded into clinical trial partnerships.

FIC has partnered with the city throughout the planning phases to build a sustainable community with green space, interconnected bike and pedestrian pathways, a light rail station, and the regional trail network. The FIC also has a Design Review Board (DRB) that facilitates the governance, preservation, and unification of the character and identity of the Campus. It is a robust designer development group that ensures that projects meet or exceed standards and adheres to design guidelines. Out of 17 projects reviewed over five years, three or four received approval.

FIC is working with the Campus DRB and the city to create and adopt a vision statement to inform the general development plan (GDP). The vision statement

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supports the opportunities that will increase the impact effectiveness of the Anschutz Medical Campus. The life science innovation hub is in place to interconnect resources between CU Anschutz, UC Health, Children's Hospital, and the Rocky Mountain Regional VA Medical Center to create better patient care and new technologies.

The GDP and the master plan have evolved from defining street grids and open space guidelines from 2003 through 2007, the light rail relocation in 2007 through 2015, and the Urban Design Framework of 2015. The FIC is collaborating with DRB and the city to ensure the development alignment for the Campus. Currently, the GDP calls for a maximum build-out of 6.5 million square feet of development with buildings in the 3 to the 4-story range. They are looking at possibilities of going higher and creating higher density development. They would need to evaluate how the density would impact traffic by way of a traffic study to align density with multi-modal transportations.

The 90,000 square foot manufacturing facility in Bioscience 5 investment is \$35 million to build the building. The tenant improvement estimates are upwards of \$800 to \$1000 to meet cell and gene therapy manufacturing needs. April is working with Andrea, the Development Services/AURA Manager, on the next taxing district. The taxing district pertains to the tax increment financing (TIF) method to support public improvements. TIF Area #2 is underway with a total development of around 4 million square feet, with which the area assumes the responsibility for all infrastructure costs. Total development costs are estimated to be \$83.4, excluding interest costs. The total debt service is estimated to be around \$130 to \$170 million. However, the investment will facilitate over \$1 billion of new taxable commercial construction over the 25-year lifetime of the TIF.

Around 9,000 jobs are projected after the build-out, which has an economic impact of more than \$465 million annually. There are various skills, education levels, and occupations that the industry can offer. FIC is looking to continue partnerships with APS to create a pipeline of students from all schools to experience innovation and healthcare.

Five percent of the TIF proceeds, estimated between \$13 million to \$18 million, has been recommended within TIF 2 to support the adjacent neighborhood through a community benefit fund. The fund could support affordable housing, nonprofit organizations, and property tax abatements. There have been initial meetings with council members, AURA, and the community regarding the fund.

- CM Jurinsky expressed excitement for the development and suggested developing condos for homeownership with the apartment complexes and creating the Aurora Skyline by expanding the planned 3 to 4-story buildings. April Giles mentioned that their challenges are centered on the capital, sourcing the capital, negotiating the deal structure, and then execution. She mentioned that they are working with the board and capital partners to shorten that timeline

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for projects to move forward with the next phases of development. She highlighted that the life sciences industry in Colorado is now being recognized as one of the top industries in the country, with 1.5 million square feet of lab space needed across the State. She mentioned that they have to align the capital with the projects to be able to move quickly and deliver.

- CM Jurinsky stressed that this innovation needs to go bigger and that this is what Aurora needs. She further highlighted the idea of creating a skyline in the city.
- CM Zvonek stressed that they should ensure building the transportation on the front end to meet the demand of the millions of square feet of development as opposed to underbuilding the transportation that will limit the ability to create a skyline. He mentioned that the campus becoming a Top 3 Bioscience Campus in the world could transform the city. He mentioned that he wants to see it named the Anschutz Medical Campus of Aurora, which would then put the city on the map.
- CM Lawson stated that she has not yet given her opinion on the project despite the FIC stating that they have reached out to council members. She asked if people living within the neighborhood could be given opportunities for jobs as the area is being built. She mentioned that this would be a significant community benefit and added that other cities do have the allocation of job opportunities for their residents. April said that they have not heard that input before and thanked CM Lawson for her perspective. She mentioned that the community benefit funds will be aligned with a board or an oversight group within the community, which could consist of the city council, AURA, and other partners. She added that they will help determine how the fund will work, and the board will become the decision-makers.
- Andrea Amonick added that the Aurora City Council provided AURA with goals and objectives that resulted in the community benefit fund. She mentioned that it is planned within the urban renewal plan amendment coming to the city council. Due to the urban renewal statute issued by the state, they are working with other large taxing jurisdictions such as APS and Adams County regarding the revenue generated by the new development from which the community benefit fund will come. She mentioned that they will have discussions with partners to ensure that the taxing jurisdictions are represented. Andrea added that they will meet with APS on Friday. She complimented the FIC for working closely with the partners.
- Andrea Amonick mentioned that with regard to workforce development, they are working with students in APS and students in elementary schools to get them on the campus. They are also working with Adams County and their workforce development board to ensure that local businesses and local job growth can occur.
- CM Lawson stated that she understands that they want to grow the workforce, but she is talking about something different. She mentioned that when Denver was building their light rail, there is a percentage of people in the area who were offered to work on the project. She mentioned that this would be a community benefit to provide job opportunities to a certain percentage of residents in the

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community living where the projects are being developed. She added that the city does not have a program like that. Andrea said that they will continue talking about this and mentioned that if it is important to the board, they will make sure that it happens.

- CM Jurinsky asked for clarification regarding charter schools on the campus. April mentioned that there are two schools on the campus. One is Compositive Elementary School, launched by the housing community development partners serving through 1st grade and will expand to 5th grade. They also have Aurora Science and Tech School which is a charter school that is in partnership with the Denver Science and Tech School.

Outcome:

Information Only

Follow-up Action:

Information Only

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4. a. Aurora Economic Development Council

- Jonathan Woodward:
NO REPORT

4.b. Havana Business Improvement District

- Chance Horiuchi:
HBID updates were included in the agenda packet.

4.c. Aurora Chamber of Commerce

- Kevin Hougen:
NO REPORT

4.d. Planning Commission

- Melvin Bush:
NO REPORT

4.e. Oil and Gas Committee

- Brad Pierce:
Brad Pierce thanked the Oil and Gas Division staff, especially Jeffrey and Colin, for their work on the documents that contain the committee members' dates of appointment, length of terms, and the number of weeks served, which was at the request of the City Clerk's Office. He mentioned that he is also looking forward to further discussion during Study Session on the 150-foot reverse setback. He added that the setback was put into place before Senate Bill 19-181.

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- CM Zvonek mentioned that an amendment, which failed, was offered to change the 150-foot setback into 2,000 feet which would be consistent with SB19-181. He added that they do not yet know what the unintended consequence of the change in the setback would be for developments, given that there is a housing shortage in Aurora and there is a need for more developments. He mentioned that there should be more conversations about that and encouraged the oil and gas committee to come forward and reach out to Colorado Oil & Gas Association (COGA), stakeholders, and developers that would be impacted by the change. CM Zvonek stated that there was talk of the potential economic loss to the state when SB19-181 was passed. He said that he wants to make sure that the city does not limit economic opportunities and development in the city. He stressed the importance of health and safety. CM Zvonek highlighted that the discussion on the setback refers to the limitations to build housing around existing oil and gas development.
- CM Lawson stressed that she wants to make sure that Council has input from the Oil and Gas Committee before the Study Session on Monday. Brad said the Committee’s next meeting will be in the middle of May, and there would not be enough time to get input from staff or the committee before the upcoming Study Session.
- CM Zvonek stated that he has not yet seen the agenda for the upcoming Study Session but mentioned that the amendment to the setback might not be on it. He added that Mayor Coffman talked about putting the item on a Study Session agenda, but it might not be on the agenda for Monday.
- CM Lawson commented that the Oil and Gas Committee report would be important information to factor in. She added that she is hoping that the item would not be on the upcoming Study Session agenda. CM Zvonek commented that he hopes it would be discussed on a later Study Session.

4.f. Business Advisory Board

NO REPORT

4.g. Retail

- Bob Oliva:
- NO REPORT

4.h. Small Business

- Elena Vasquez:
- NO REPORT

4.i. Visit Aurora

- Bruce Dalton
- NO REPORT


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5. CONFIRM NEXT MEETING DATE

Tentatively scheduled for May 11, 2022, at 8:30 AM MT.

6. ADJOURNMENT

APPROVED:


Danielle.Jurinsky (May 12, 2022 09:17 MDT)

Danielle Jurinsky, Committee Chair

May 12, 2022






04.13.22 PED Minutes APPROVED

Final Audit Report

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