



AGENDA

Planning and Economic Development Policy Committee

June 15, 2022

8:30 am

VIRTUAL MEETING

City of Aurora, Colorado

15151 E Alameda Parkway

Public Participation Dialing Instructions

Call in Number: (408) 418-9388

Access Code: 2488 636 3189

[Click here to join the WebEx meeting](#)

Council Member Danielle Jurinsky, Chair
Council Member Dustin Zvonek, Vice Chair
Council Member Angela Lawson, Member

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

	Pages
1. Call to Order	
2. Approval of Minutes	1
May 11, 2022 Draft Subject to Approval - Council Member Jurinsky	
3. General Business	
3.a. BAB Request to Council to initiate a study measuring the viability of creating a centrally located large performing arts venue (and associated entertainment district) within the City of Aurora	7
Title: BAB Request to Council to initiate a study measuring the viability of creating a centrally located large performing arts venue (and associated entertainment district) within the City of Aurora	
Sponsor: Curtis Gardner, At-Large Council Member	
Staff Source: Elena Vasconez, Economic and Business Development Supervisor (staff to BAB)	
Outside Speaker: Garrett Walls, BAB Chair/Shannon Fender, BAB Member	
Estimated Presentation/Discussion Time: 10 minutes/10 minutes	

3.b. Northeast Aurora Fiscal Impact Analysis Project Update

24

Title: Northeast Aurora Fiscal Impact Analysis Project Update

Staff/Legal source: Karen Hancock, Principal Planner/Dan Money, Sr. Asst. City Attorney

Outside speaker: Brian Duffany, Economic Planning Systems, Inc

Presentation/discussion time: 10/15 minutes

4. Miscellaneous Matters for Consideration

4.a. Aurora Economic Development Council

NO REPORT

4.b. Havana Business Improvement District

46

Chance Horiuchi

Please see the HBID updates in the agenda packet.

4.c. Aurora Chamber of Commerce

NO REPORT

4.d. Planning Commission

Melvin Bush

The Planning Commission approved the increase in the allowable length of multi-family units to 600 ft. verses the previous 250 ft. limit.

4.e. Oil and Gas Committee

NO REPORT

4.f. Business Advisory Board

See item 3.a.

4.g. Retail

NO REPORT

4.h. Small Business

NO REPORT

4.i. Visit Aurora

NO REPORT

5. Confirm Next Meeting Date

Tentatively scheduled for July 13, 2022 at 8:30 AM MT

6. Adjournment

PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

MINUTES

Date: May 11, 2022

Time: 8:30 am

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

Others Present Councilmember Steve Sundberg
Adrian Botham, Andrea Amonick, Becky Hogan, Bob Gaiser, Bob Oliva, Brad Pierce, Brandon Cammarata, Brian Rulla, Bruce Dalton, Cathy DeWolf, Cesarina Dancy, Chad Argentar, Chance Horiuchi, Dan Osova, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, David Schoonmaker, Diana Rael, Dustin Zvonek, Elena Vasconez, Gayle Jetchick, Heather Lamboy, Huiliang Liu, Jacob Cox, Jake Calejari, Jeannine Rustad, Jeffrey Moore, Jennifer Orozco, Jessica Prosser, Julie Patterson, Karen Hancock, Mac Callison, Margie Sobey, Marisa Nobel, Melvin E. Bush, Michelle Gardner, Rachel Allen, Sarah Wile, Stephen Rodriguez, Sunny Banka, Tod Kuntzelman, Tom Worker-Braddock, Victor Rachael

1. CALL TO ORDER

2. APPROVAL OF APRIL 13, 2022 DRAFT MINUTES–COUNCIL MEMBER JURINSKY

2.a The minutes were approved.

3. GENERAL BUSINESS

3.a 13th Avenue Corridor Multimodal Mobility Study update

Summary of Issue and Discussion:

Tom Worker-Braddock, Senior Transportation Planner

Tom Worker-Braddock provided an update on the 13th Avenue Corridor Mobility Study. The purpose of the project is to conduct a corridor-wide multimodal mobility study, generally along 13th Avenue between the High Line Canal Trail on the East (just East of Chambers Road) and Yosemite Street via 12th Avenue on the West, with the following project goals:

Draft – Subject to Approval

Evaluate the 13th Avenue Corridor’s multimodal transportation system, travel needs, and system performances relative to all modes of travel demand generated by current and anticipated land uses. Identify a well-connected, well-maintained, safe, convenient, and reliable multimodal transportation network with recommended street cross-sections; including curb-side treatments, median and street frontage treatments (if applicable); intersection improvements and conceptual designs that reflect context-sensitive design; and complete streets concepts, which support the following objectives:

- Develop continuous bicycle and pedestrian facilities along this designated East-West bicycle route.
- Improve access to 13th Avenue LRT Station, regional trails, such as Westerly Creek Trail, Toll Gate Creek Trail, High Line Canal Trail, etc., and the Denver Bicycle Network at 12th Avenue (D 10).
- Provide adequate bicycle and pedestrian safety treatments around nearby schools along the corridor.
- Extend bicycle and pedestrian infrastructure improvements North to the Fitzsimons Innovation Community & Anschutz Medical Campus and other destinations along Colfax Avenue.
- Improve safe crossings of arterials along 13th Avenue.

The improvements identified in this effort recognize the importance of improving the transportation network in this part of Aurora, particularly Colfax Avenue, the Anschutz Medical Campus, Fitzsimons Innovations Campus, and the R Line. Improved multimodal options, such as wider pedestrian walks and bicycle infrastructure improvements, add transportation network resiliency in providing additional ways for employees, residents, customers, and students to travel to jobs, homes, businesses, and schools along and between 13th Avenue and Colfax Avenue. The first public meeting was on June 30th, 2021, to present the corridor’s existing conditions and receive input from the public. The existing conditions showed a low rate of parking on 13th Avenue, driving speeds over the speed limit, substandard sidewalk width, and limited bicycle facilities. The public felt less safe walking or bicycling along 13th Avenue and is very concerned about unsafe vehicular speeds. Four alternatives were developed based on initial public input and then presented at a tactical demonstration project held on October 5th, 2021, on 13th Avenue between Kenton Street and Lansing Street. A second virtual public meeting was on October 7th, 2021. These events informed the selection and development of a single preferred concept presented at a third public meeting held in an open house format on April 16th, 2022, at Aurora West College Preparatory.

The next steps include presenting to and requesting Council approval of the plan in Summer 2022. Following Council approval, grant applications can be prepared and submitted for Transportation Improvement Project (TIP) funds or other grant opportunities to refine and advance the concept design for select corridor segments from the current 15% level of design to a 60% level of design.

Draft – Subject to Approval

- CM Lawson asked if the 9% senior population count came from a census or a survey. Tom Worker-Braddock responded that the data was from the 2016 census. He added that the senior citizens that have been there since the neighborhood was developed could have been selling to the next cohort lowering the senior population count. Jeannine Rustad added that they are waiting for the availability of the 2020 census, which is why they used the 2016 census numbers.
- CM Lawson stated that older individuals stay in those houses and asked if this information went to the Aurora Commission for Older Adults. She mentioned that the senior population does not seem to be considered in the design. She stressed the importance of looking into the aging population for all types of development. Jeannine Rustad agreed on the importance of engaging the senior population and responded that there is a high population of people with disabilities in the corridor, and they are designing 13th Avenue with considerations for people with disabilities and, in turn, the aging population. She said they would approach the Commission for Older Adults to do a similar presentation. She added that there was a concerted effort to reach the community through the neighborhood engagement.
- CM Lawson said that she understands the demographics; however, she believes that there is another set of the population that may have been silenced. She mentioned that people continued to speed through streets despite having stop signs and asked if they were also adding signaling along the wider sidewalks. Tom Worker-Braddock answered that they had heard those similar concerns mentioned. Raised ramps at walk crossings would be added as a calming traffic element to address speeding. They are also planning to reduce the overall cross-section of the avenue which has influenced reducing speeds by making people less comfortable with traveling at higher speeds. Some locations in the corridor are being evaluated for rapid flashing beacons that indicate when people are crossing. They would also incorporate pedestrian buildouts throughout the entire corridor. Additional ramp applications and locations will be considered. They are working to make drivers recognize that 13th Avenue is a residential area with schools and families.
- CM Jurinsky mentioned that with the big focus on people with disabilities, there might be a lot of crossovers with the elderly population. She added that Jeannie Davis, the Commission for Older Adults Chair, would be a good point of contact.

Outcome:

Information only.

Follow-up Action:

None required.

3.b. UDO Text Amendment relating to Multifamily Buildings

Summary of Issue and Discussion:

Brandon Cammarata, Planning Manager

Draft – Subject to Approval

The Unified Development Ordinance (UDO) is the city's zoning and subdivision regulations. They include the various zone districts across the city and the "uses" permitted in those districts. The UDO also has design standards for different uses. Examples of design standards are setbacks, maximum building height, landscape, and parking requirements. Changes to the UDO require a public hearing and recommendation from the Planning and Zoning Commission and adoption by the City Council at a public hearing ([UDO Section 146-5.4.1.C](#)).

This proposal is to increase the maximum building length of multifamily and mixed-use buildings from 150 and 250 feet to a maximum of 600 feet ([UDO Section 146-4.8.5.D](#)). This proposed adjustment has been arrived at by reviewing multifamily proposals over the last two years, a listening session with applicants and architects, and consistency with other requirements. The new requirement accommodates what has been constructed in the community over the last two years. This requirement is a "backstop" behind what the market is currently providing. The expectation is that these requirements will maintain the quality and design the city has been receiving while reducing the uncertainty of the adjustment process and, in turn, streamlining the process. The next steps are to bring this proposal to the Planning and Zoning Commission and then to the City Council for a Study Session and introduction of the ordinance.

Does the Planning and Economic Development Sub Committee recommend advancing an amendment to increase the maximum building length of multifamily buildings?

- CM Jurinsky mentioned that nine projects have applied and have been approved for variance. She noted that the last one had a building length of 610 feet. She asked how many of those projects would have been covered by this amendment. Brandon Cammarata answered that the project with 610 feet would still fit within an administrative component since they have the flexibility for a small percentage increase. He added that in 22 projects, only one was significantly over 600 feet. He referred to the Metro Center, which had a building length of 720 feet.
- CM Lawson said that if this were approved, the developers would want to do more and ask for more extensions, given that the market is driving the extension. Brandon answered that they had not heard any concerns from the group that they talked to in February. The 600 feet mesh well with other maximum building lengths and the typical block street network expectations. The occasional adjustments are not bad and are often for good reasons. He added that this UDO Amendment would cover 90% of proposals they have been seeing. Brandon said that they would have further discussions should the market change. He added that they would listen to those concerns should they also come up moving forward.

Draft – Subject to Approval

- CM Lawson stated that she supports moving the item forward for further discussion. She added that she is not saying she is on board with the amendment.

Outcome:

The Committee unanimously approved moving this item forward to study session.

Follow-up Action:

Staff to place this item on the agenda for the next study session.

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4.a. Aurora Economic Development Council

- Jonathan Woodward:
NO REPORT

4.b. Havana Business Improvement District

- Chance Horiuchi:

Chance provided a brief update and submitted the same to be included in the minutes. Currently, many businesses in Havana BID are still hiring.

Business updates:

1. Village Inn will become a Mexican seafood restaurant
2. BB.Q will have its VIP Grand Opening on May 26th at 11:00 AM, with the Mayor and City Council invited

Chance also mentioned that the Kum & Go at Havana and Jewell is coming along. There will be 12 new public art pieces installed from September through October for the District Identity Program; two new murals at Lightshade and possibly at TOUS les JOURS. Governor Polis and Representative Crow reached out to host the AAPI Heritage Month celebration at TOUS Les JOURS on May 18th. They are still conducting the security evaluation of the building. The Business Roundtable with Rep. Crow will be held on May 25th at 10:00 AM at Coffee Story. Depending on the vendors, the Havana Street Global Market will be held in the Havana Exchange Shopping Center either every Saturday or every other Saturday. Havana is currently looking for small business vendors for the event. Depending on the signed contracts, it would cost about \$125 for 6 to 16 weeks. The Global Market will be from 10:00 AM to 2:00 PM.

- CM Lawson asked for contact details that she could give some youth interested in summer work opportunities. Chance responded that she would love to work with CM Lawson; there are a few projects, some ready-to-work opportunities, and lots of retail and restaurants hiring for entry-level and workforce training opportunities. CM Lawson and Chance agreed to connect offline.

4.c. Aurora Chamber of Commerce

Draft – Subject to Approval

- Kevin Hougen:
NO REPORT

4.d. Planning Commission

- Melvin Bush:

Melvin Bush thanked the City Council for approving the Commissions new members. He added that they will be having their election of officers given that they now have a full staff of Commissioners. They also look at fire safety when considering approving the length of the buildings. He stated that the proposed amendment would be excellent because the Commission keeps getting those cases and projects. Tonight, the Planning Commission will be hearing two cases.

4.e. Oil and Gas Committee

- Brad Pierce:
NO REPORT

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

5. CONFIRM NEXT MEETING DATE

Due to a schedule conflict the meeting was rescheduled from June 8 to June 15, 2022 at 8:30 AM MT.

6. ADJOURNMENT

APPROVED: _____
Danielle Jurinsky, Committee Chair



CITY OF AURORA

Council Agenda Commentary

Item Title: BAB Request to Council to initiate a study measuring the viability of creating a centrally located large performing arts venue (and associated entertainment district) within the City of Aurora

Item Initiator: Andrea Amonick, Development Services Manager

Staff Source/Legal Source: Elena Vasconez, Economic and Business Development Supervisor (staff to BAB)

Outside Speaker: Garrett Walls, BAB Chair/Shannon Fender, BAB Member

Council Goal: 2012: 5.1--Support an environment conducive to business development and expansion

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Title: BAB Request to Council to initiate a study measuring the viability of creating a centrally located large performing arts venue (and associated entertainment district) within the City of Aurora

Sponsor: Curtis Gardner, At-Large Council Member

Staff Source: Elena Vasconez, Economic and Business Development Supervisor (staff to BAB)

Outside Speaker: Garrett Walls, BAB Chair/Shannon Fender, BAB Member

Estimated Presentation/Discussion Time: 10 minutes/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:

Discussed at the April 18, 2022 Business Advisory Board Meeting (minutes attached)

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 6/15/2022

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.)

On April 18th, 2022, the Aurora Business Advisory Board (BAB) voted unanimously to send a request to city council requesting the authorization of funds to survey the viability of an arts and entertainment project within the city. Specifically, members of the BAB acknowledged that Aurora does not have an arts and entertainment infrastructure that is on par with a city of our size, and Aurora residents and businesses alike could benefit from having this kind of economic driver in our city limits.

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

Denver is well known for its arts and entertainment venues which draw thousands of metro-area and out of town visitors annually. Despite being the third largest city in Colorado, Aurora does not boast much of an infrastructure for arts and entertainment, missing an opportunity both to support our local community as well as attract additional revenue from visitors into the city. Surrounding municipalities such as [Parker](#), [Commerce City](#), [Lone Tree](#), and [Arvada](#) all have existing arts and entertainment options; further, [Glendale](#) and [Colorado Springs](#) both recently announced major arts and entertainment projects.

The BAB requests that the city council will include the following questions in a survey to determine the viability of creating an Aurora arts and entertainment destination:

1. Types of possible venues and audiences they could serve
2. Potential locations to maximize both local and regional attendance
3. How much a project like this would cost
4. Ways to fund such a project

QUESTIONS FOR COUNCIL

Does the PED Policy Committee support moving this item forward to Study Session as a request to all City Council for a survey/study and budget for this initiative?

LEGAL COMMENTS

N/A

PUBLIC FINANCIAL IMPACT

- YES NO

If yes, explain: Resources both staff and financial to commission/design/implement a study.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A



Aurora Business Advisory Board

15151 E. Alameda Parkway
 Aurora, Colorado 80012
 Ph: (303) 326-8690
 Fax: (303) 739-7136

To: Aurora City Council
 From: Aurora Business Advisory Board
 Date: May 16, 2022
 Re: Aurora Arts & Entertainment Venue Survey

Dear Members of the Aurora City Council,

On April 18th, 2022, the Aurora Business Advisory Board (BAB) voted unanimously to send a request to city council requesting the authorization of funds to survey the viability of an arts and entertainment project within the city. Specifically, members of the BAB acknowledged that Aurora does not have an arts and entertainment infrastructure that is on par with a city of our size, and Aurora residents and businesses alike could benefit from having this kind of economic driver in our city limits.

Denver is well known for its arts and entertainment venues which draw thousands of metro-area and out of town visitors annually. Despite being the third largest city in Colorado, Aurora does not boast much of an infrastructure for arts and entertainment, missing an opportunity both to support our local community as well as attract additional revenue from visitors into the city. Surrounding municipalities such as [Parker](#), [Commerce City](#), [Lone Tree](#), and [Arvada](#) all have existing arts and entertainment options; further, [Glendale](#) and [Colorado Springs](#) both recently announced major arts and entertainment projects.

The BAB requests that the city council will include the following questions in a survey to determine the viability of creating an Aurora arts and entertainment destination:

1. Types of possible venues and audiences they could serve
2. Potential locations to maximize both local and regional attendance
3. How much a project like this would cost
4. Ways to fund such a project

We thank the council for its consideration and hope we may work together to develop a survey in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Garrett Walls".

Garrett Walls
 Chair, Business Advisory Board

GW/sf

CC: BAB Members
 Elena Vasconez, Economic and Business Development Supervisor
 Planning & Economic Development Policy Committee
 City Council Members, City of Aurora

Aurora Arts & Entertainment Center

BAB requests City Council authorize a survey
into new events and entertainment venue
viability

The City of Aurora does not have an arts and entertainment infrastructure on par with a community of its size

Parker Arts PACE Center

Parker Arts will enhance local economic vitality and quality of life by offering unique gathering spaces and providing access to a wide variety of high-quality performances, exhibits, and educational programs in arts, culture, history, and science.

Glendale Entertainment District

Imagine finding all your favorite entertainment options located in one fantastic location! That's exactly what you'll have at [Glendale Entertainment District](#). The 10-acre entertainment district, located in the heart of downtown Glendale, will soon be home to a vast array of premier entertainment options, such as movie theaters, live concert venues, exclusive shops, fine dining, casual dining, sports bars, and much more. This multi-million project will break ground in 2022.

The Sunset Amphitheater, Colorado Springs

The Sunset, an amphitheater announced this week for Colorado Springs, will be a \$40 million, 8,000 capacity upscale music venue in the city's "entertainment desert," developer and owner JW Roth said. This architectural rendering shows its current layout. The Sunset venue also joins Roth's current, mid-sized venue in Colorado Springs, the 1,000-capacity Boot Barn Hall, which hosts the same touring acts that tend to play Denver's country-centric Grizzly Rose.

Dick's Sporting Goods Park, Commerce City

[The stadium at DICK'S Sporting Goods Park](#) is home to the Colorado Rapids professional soccer team of Major League Soccer. The stadium seats 18,350 guests for sporting events and can be adjusted to accommodate up to 25,000 for larger events like festivals and concerts.

DICK'S Sporting Goods Park regularly hosts special events such as the U.S. Men's and Women's National Soccer Teams' international matches, international lacrosse matches, and international rugby matches, just to name a few. Every summer you can also find exciting concert events at DSGP including the annual multi-day Phish tour over Labor Day Weekend.

The Arvada Center

[The Arvada Center](#) produces, curates, and creates national-caliber arts, humanities, education, and entertainment that are designed to help you see, hear, feel, and think a little deeper. Here, there's truly something for everyone. You'll find something you can not only relate to, but something that resonates—no matter who you are, no matter where you're from.

Mission Ballroom, Denver

The Mission Ballroom is a scalable, state-of-the-art concert venue scheduled to open in summer 2019. The 60,000 square-foot ballroom anchors North Wynkoop, a new 14-acre mixed use project by Denver-developers Westfield Company, located at the north-end of the RiNo neighborhood.

The Mission Ballroom offers multiple configurations providing flexible capacities, unrivaled sight lines via tiered rows, state-of-the-art sound and lights, and a large dance floor. Full-service bars conveniently placed around the venue maximize flow, efficiency and patron experience.

The Mission Ballroom is not only a premiere concert facility, but also serves as a unique special event space for corporate meetings and other functions, award shows, galas, weddings, receptions, launch parties, trade shows, private events, and more.

Let's ask Aurora City Council to authorize a survey investigating what's possible for a future Aurora Arts & Entertainment destination center, including:

- How much it would cost
 - Potential locations
- Types of venues, audiences it would serve
 - How to fund

AURORA BUSINESS ADVISORY BOARD

Minutes of the Regular Meeting
April 18, 2022

Board Members Present:

Mr. Walls, Ms. Horiuchi, Mr. Fryberger, Mr. Sarwal, Ms. Fender, Ms. Woodson and Mr. Boyd

Board Members Absent:

Excused Absence: Ms. Reding, Mr. Liles

Council Members Present: Mayor Mike Coffman

Staff Present: Elena Vasconez, Andrea Amonick and Leslie Epperson

Guest Present: Commander Wright, Trevor Vaughn

CALL TO ORDER

Mr. Walls called the meeting to order at 11:04am.

APPROVAL OF THE MINUTES

Mr. Walls moved to approve March minutes.

Mr. Boyd seconded

None opposed.

Minutes approved.

BAB BUDGET

Currently at \$8217.00 (See attached.)

PUBLIC COMMENTS

No comments

Mayor Mike Coffman

- Camping Ban - We've identified an alternate shelter option for the people that will be displaced by the ban from encampments - Resource Center on the Anschutz Medical Campus. We're redoing that old gymnasium that was part of the military, when it was an Army installation.
- The worst areas in Aurora are not actually under city control - the right of way along I-25. I'm going to call the governor about seeing what he can do to expand CDOT capacity in terms of their ability to clean up the area and we provide security oversight w/APD.
- Recruiting on APD, we are getting fully staffed with all of our specialized units. But as a result of understaffing, there's a lot of specialized units that are under-staffed. It's important for us to be able to have a fully functioning police department.

ACTION ITEM; no items this month.

Commander Steven Wright, Fire Commander - no updates this month.

ACTION ITEM; no items this month.

Trevor Vaughn - no updates this month.

ACTION ITEM; no items this month

Cultural Arts Study Proposal – BAB Member Fender

Mr. Walls explained that he met with Shannon and her councilmember, Councilmember Gardner and discussed the possibility of being more proactive; not necessarily waiting for the council members to refer something to members. Any issues that we recognize might be affecting the business community, we'd be more proactive and draft a memo and forwarded on to PED and city council. From that came the discussion with Shannon and Councilmember Gardner about the fact that Aurora doesn't currently have any sort of cultural arts district or specific venues promoted by the city of Aurora.

Ms. Fender gave a presentation regarding The City of Aurora doesn't have a center for entertainment, cultural education, gathering in the city, and residents must go to other surrounding cities to participate in these types of events. The hope is that the BAB would ask council to authorize a study into is this viable or not. And if so, where, and when and how much money would it take to do so.

Please see attached presentation.

Ms. Fender moved that the BAB draft a memorandum to the city council requesting a survey into funding and developing an Aurora entertainment and arts district.

Seconded by Ms. Horiuchi.

None opposed.

ACTION ITEM: Elena, Shannon, and Garrett will work on drafting a memorandum to city council. They will send to members by email for consideration/approval.

2021 Business Awards

Ms. Amonick, Ms. Vasconez and Mr. Walls met and discussed some of the issues with the Business Awards. We're thinking that there are too many issues to try and push for a change in the Business Awards this year. So, we would potentially talk about a greater community engagement event next year and start the planning for that this year. We were talking about the format for this year be much the same as it was last year with virtually cast on Aurora eight. It went over well last year and we doubled our participation in the event by doing it virtually and having it broadcast on Aurora 8. In person, for invited attendees, we would have them attend a screening that would be held at the municipal center, cocktail hour and a screening of the events for a hybrid event. And then we would show the broadcast or show the video of everything that Randy's team put together and broadcast on channel 8 and simulcast on the web.

So, we'll work with Julie's team with communications and get the nominations request in the Mays water bill.

Thoughts about those discussions? Are you okay with doing a virtual hybrid and discussing a screening event at the municipal center?

Ms. Vasconez asked the member to consider the need to move the date of the event to September.

Mr. Walls commented that we could let the schedule be governed by the closure of nominations.

Mr. Sarwal mentioned you would be looking at October because November and December are awful for events.

Mr. Walls the event has actually been held in December every year. I would think that anytime sort of October through December might be acceptable, obviously planning around the holidays. A viewing party at the AMC lobby with a cocktail hour and some light finger food, making it less of a banquet and more of just a viewing party would cap the event size to about 100 people? 150 people?

Ms. Vasconez responded 120 – 140

Ms. Fender worries about Covid re-emerging in fall.

Mr. Walls commented that this would be a good plan for that because we would still have the virtual part of the program and could cancel the viewing party.

Ms. Horiuchi asked if it would invite only

Mr. Walls responded that at the AMC lobby it would be more traditional invite only. We would encourage other members to do viewing parties, like councilmember Bergen did last year.

Ms. Horiuchi commented that when the winners are selected, a schedule can be put together. Some small businesses would host their own viewing parties and encourage people to come to their spaces for the celebration.

Ms. Vasconez responded – without the large round tables that we used for the sit-down dinner, there will be space to have more people and just have chairs for the viewing. So that will help us increase the number of people invited.

We were hoping that members and your council person would go and visit the winner in your ward. We could coordinate with channel eight to do a little footage and some pictures.

ACTION ITEM: Ms. Vasconez to set a meeting w/City Manager.

COUNCIL CONTACTS

Ms. Reding – CM Combs – Absent

.

Mr. Woodson – CM Medina – no updates

Mr. Sarwal – CM Lawson – I have not spoken to council woman Lawson in three, four weeks, but I had a meeting with her last month. And we are staying in touch on a regular basis, but nothing new to report at this time.

Mr. Boyd – CM Zvonek – the red tape reduction committee is this week; Wednesday, April 20 at 6pm. **CM Zvonek** is featured in the Denver Post. Mr. Boyd to email link for that article.

Ms. Pace – CM Juan Marcano – no updates

Mr. Fryberger- CM Murillo – No Contact. - tried to make an appointment with her. I noticed that Councilmember Maria's per her online message; ability to schedule an appointment isn't working. I'll just keep sending emails and doing what I can.

Ms. Horiuchi –CM Jurinsky – more community engagement – we'll be assisting in doing some APD community outreach – React - to do a tour on Havana Street.

Mr. Liles –CM Bergan – no updates.

Mr. Patel – CM Sundberg– No updates

Ms. Fender – CM Gardner – the diaper sales tax exemption did end up passing. So that would be the only thing that's that has to do with us.

Garrett Walls – Mayor Coffman – camping ban passed 6-5 and will move on to third reading.

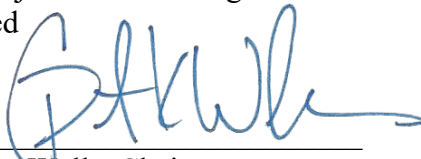
Shannon Fender (CM Gardner-At Large), Joel Boyd (CM Zvonek-At Large), and Sarah Woodson (CM Medina-Ward 3)

Outcome: BAB members will continue to reach out to their Council Members and keep them up to date. Please stay in touch and maintain the connection. Staff will help to facilitate board members with new Council Members.

Mr. Walls moved to adjourn the meeting at 11:40am.

Ms. Horiuchi seconded

APPROVED:



Garrett Walls, Chairperson



CITY OF AURORA

Council Agenda Commentary

Item Title: Northeast Aurora Fiscal Impact Analysis Project Update
Item Initiator: Karen Hancock, Principal Planner
Staff Source/Legal Source: Karen Hancock, Principal Planner/Dan Money, Sr. Assistant City Attorney
Outside Speaker: Brian Duffany, Economic Planning Systems, Inc.
Council Goal: 2012: 6.0--Provide a well-managed and financially strong City

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Title: Northeast Aurora Fiscal Impact Analysis Project Update

Staff/Legal source and title: Karen Hancock, Principal Planner/Dan Money, Sr. Asst. City Attorney

Outside speaker: Brian Duffany, Economic Planning Systems, Inc

Presentation/discussion time: 10/15 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)*

Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Recommendation Report Attached

Minutes Attached

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.*)

At the January 24, 2022, City Council Study Session, staff presented an overview of the history and purpose of the city's Planning and Annexation Boundary. The owner representatives of property located northeast of Denver International Airport adjacent to Aurora approached staff about potentially annexing into the city. The property is located just outside of the city's state-mandated Planning and Annexation Boundary adopted with the 2018 Aurora Place comprehensive Plan. Only those properties located within the boundary are eligible for annexation. The city's Unified Development Ordinance (UDO) requires that property owners provide a fiscal impact analysis at their cost when requesting to annex into the city (Section 146-5.4.1.B.3.d). Because each annexation request outside the Planning and Annexation Boundary provides Council with an opportunity to evaluate expanding the boundary, staff proposed to initiate a fiscal impact analysis that would encompass the property owner's parcel and also "square off" the current northern Planning and Annexation Boundary to include approximately 12 additional square miles, making approximately 85 parcels eligible for annexation should a property owner wish to petition for annexation. City Council voted unanimously to direct staff to prepare the fiscal impact analysis with consultant support, the cost of which would be pro-rated to the property owner, because evaluating the remaining area would be a city-initiated effort.

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

Since February 2022, staff from Planning, Public Works, Fire, Police, PROS and the Office of Development Assistance have been preparing the documentation that the city's consultant, EPS, will use to model the fiscal impact should all properties in the study area annex into the city. Initially, Planning staff prepared a land use plan that is based on the Colorado Air and Space Port Subarea Plan approved by the Adams County Commissioners in the latter part of 2021. Only non-residential land uses are permitted in this area, because of multiple overlapping airport noise overlay districts. Planning staff then worked with the consultant to refine the land use plan and convert proposed land uses into a matrix suitable for modeling. Aurora Water staff worked with Planning staff and the consultant to translate the land use into water, wastewater and stormwater infrastructure and water resources needed to serve the new land uses. PROS has identified one major trail corridor that is located in the study area. Police and Fire are relying on case studies from Majestic Commerce Center, CentreTech, Industrial Rail, Distribution Warehouse development and other existing non-residential land uses to help service departments estimate service levels at full buildout. As of May 2022, the documentation that is being prepared for the consultant to model the fiscal impact is approximately 75% complete. The consultant is working through staff questions in real-time to keep documentation between departments consistent and on schedule. Because the documentation is provided in draft multi-tabbed Excel spreadsheets, examples and excerpts, along with explanations about how the documentation was derived, is provided in the attached presentation. Staff team members and the consultant will be available to answer questions and record feedback. Also attached to this commentary is the draft project schedule.

Aurora Fire Department:

Aurora Fire Rescue (AFR) and the consultant team are working to estimate the number of resources needed for this area to meet current fire and EMS standards as well as the City's fire insurance ratings. AFR is evaluating a new task force station concept for this area, in which multiple fire companies respond from a single fire station. This concept could reduce capital costs for development, while

maintaining desired response times during single and concurrent calls for service. AFR resource requirements and cost estimates will come from the department's Comprehensive Growth Plan.

Aurora Water:

Aurora Water's initial review of water infrastructure and resources is attached to this commentary. Should development be proposed in the study area, changes to existing plans will be needed. Timing of development may result in upgrades and relocation as new land uses build out.

Aurora Police:

Aurora Police staff prepared an update to the 2018 impact fee analysis materials and provided copies to the consultant team to use in the fiscal impact analysis model. Staff provided a list of calls for service based on existing land uses that the consultant team will use to estimate service, cost and revenue at full build out of the study area.

Public Works

Public Works has completed a concept-level potential roadway layout for the proposed area, in an effort to quantify lane miles for estimating maintenance costs. Costs include, but aren't limited to, roadway maintenance, street sweeping, snow plowing, signing, striping, traffic signals, sidewalk, etc. In addition, as Public Works continues to refine the impacts the estimate and area will be compared to existing areas of comparable size and uses.

PROS

Parks, Recreation and Open Space staff is preparing a cost analysis for the single planned trail located in the study area using 2021 construction and maintenance costs for existing facilities.

The project is currently on schedule, including presenting an update at the June 2022 PED meeting. Next steps include incorporating feedback from the PED policy committee, conducting stakeholder outreach via Engage Aurora and one-on-one meetings with key stakeholders, either virtually or in-person over the next three months. During those three months, the consultant will prepare the draft fiscal impact analysis, and staff will prepare a draft amendment to Aurora Places to expand the Planning and Annexation Boundary. A draft outreach plan has been outlined, pending outcome of any additional direction from PED. Staff proposes to bring the draft amendment to Aurora Places to the October 2022 PED meeting, along with the final fiscal impact analysis, and if granted by PED, a request to take the draft amendment to Study Session for review by the full City Council. Amendments to the city's comprehensive plan must be approved by a super majority of Council to be implemented.

QUESTIONS FOR COUNCIL

This item is presented for information only. Staff welcomes additional feedback and direction for upcoming project tasks.

LEGAL COMMENTS

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 under his supervision upon request of the Council. (City Charter Sec. 7-4(e)) (Money)

PUBLIC FINANCIAL IMPACT

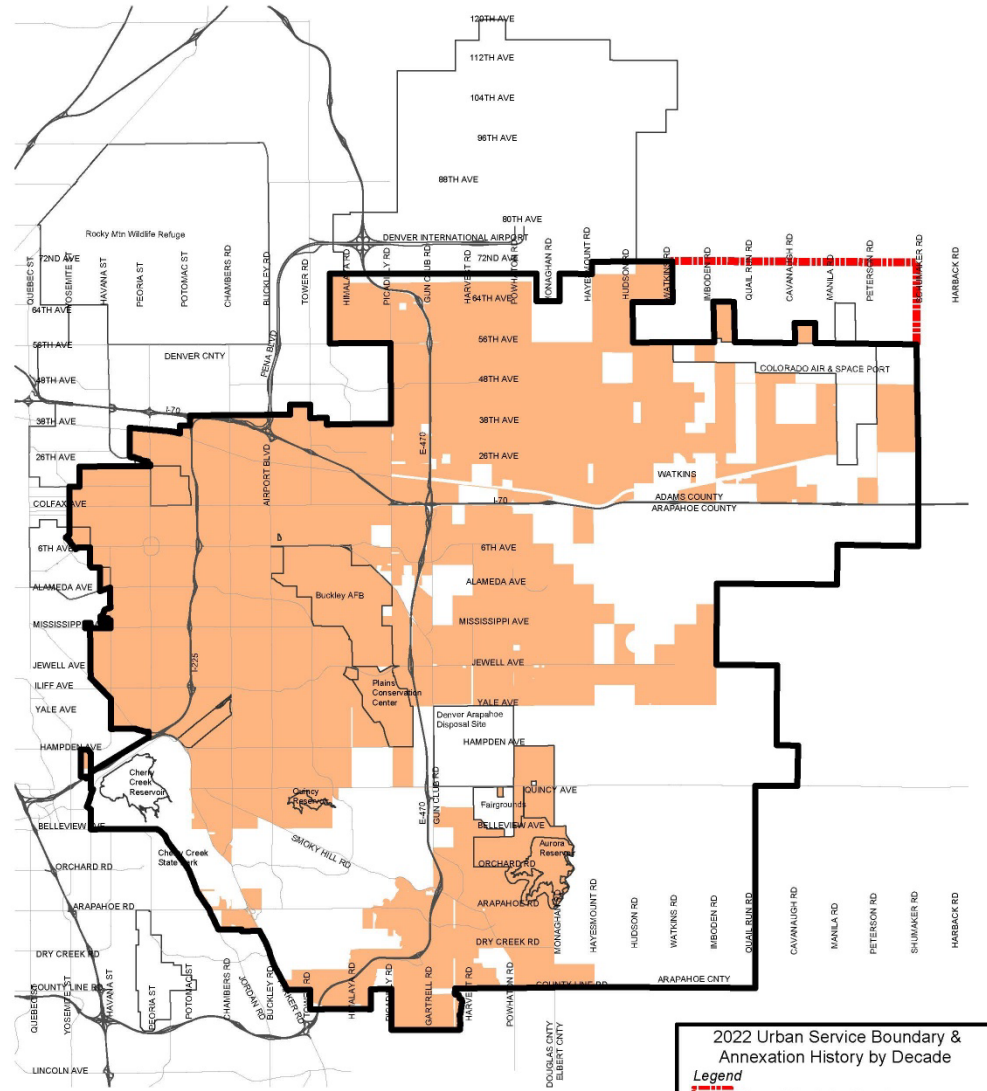
YES NO

If yes, explain: The purpose of the study is to prepare public costs associated with full build-out of the study area. The public financial impact will be presented in the Fiscal Impact Analysis to PED in October 2022.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain:



2022 Urban Service Boundary & Annexation History by Decade

Legend

- Proposed Planning Area Expansion
- 2022 Planning Area Boundary
- Annexations through 2022

Miles 0 1 2

PROPOSED

**North East Aurora Planning & Annexation Boundary Fiscal Impact Analysis Schedule
March 2022**

Step	Responsible	Description	Date
1	Council	Present potential FIA project to Council –request approval to proceed with FIA Approved	01/24/22
2	Consultant	Review land use matrix, cost of service, and revenue generation with department staff	01/25/22-05/20/22
3	PED	Staff presents land use and case study	06/08/22
4	Consultant	Fiscal Impact Analysis (FIA): prepare model, department review	06/08/22-09/23/22
5	PED	Present draft FIA and ordinance for Amendment to Aurora Places to PED	10/12/22
6	Council	Present draft FIA and ordinance for Amendment to Aurora Places at Study Session	10/17/22
7	Planning & Zoning Commission	If approved at Study Session, present the ordinance for a public hearing at Planning and Zoning Commission and request recommendation	11/09/22
8	Council	Introduction of ordinance for Amendment to Aurora Places, if requested at Study Session	12/05/22
9	Council	2 nd Reading of ordinance for Amendment to Aurora Places, if approved at Introduction	12/19/22
10	City Clerk	Approved ordinance effective in 30 days	01/21/23
◇	Annexor	Submit/Review/Approve annexation petition supported by model annexation agreements: 4-6 months timeline with 3 Council meetings	01/23/23-05/23/23



TO: Marshall Brown, General Manager, Aurora Water
THROUGH: Sarah Young, P.E., Deputy Director of Planning and Engineering Services
FROM: Swirvine Nyirenda, P.E., Planning Services Manager *SN*
DATE: May 24, 2022
SUBJECT: Technical Memorandum: North East Boundary Expansion Area

INTRODUCTION:

The City is considering modifying its planning area boundary to encompass the study area shown on the map below. This would allow the City to approve property annexation in this area. The purpose of this technical memorandum is to document the methodology for calculating Aurora Water’s capital costs for the sanitary, water and storm infrastructure required to service the proposed North East Area.

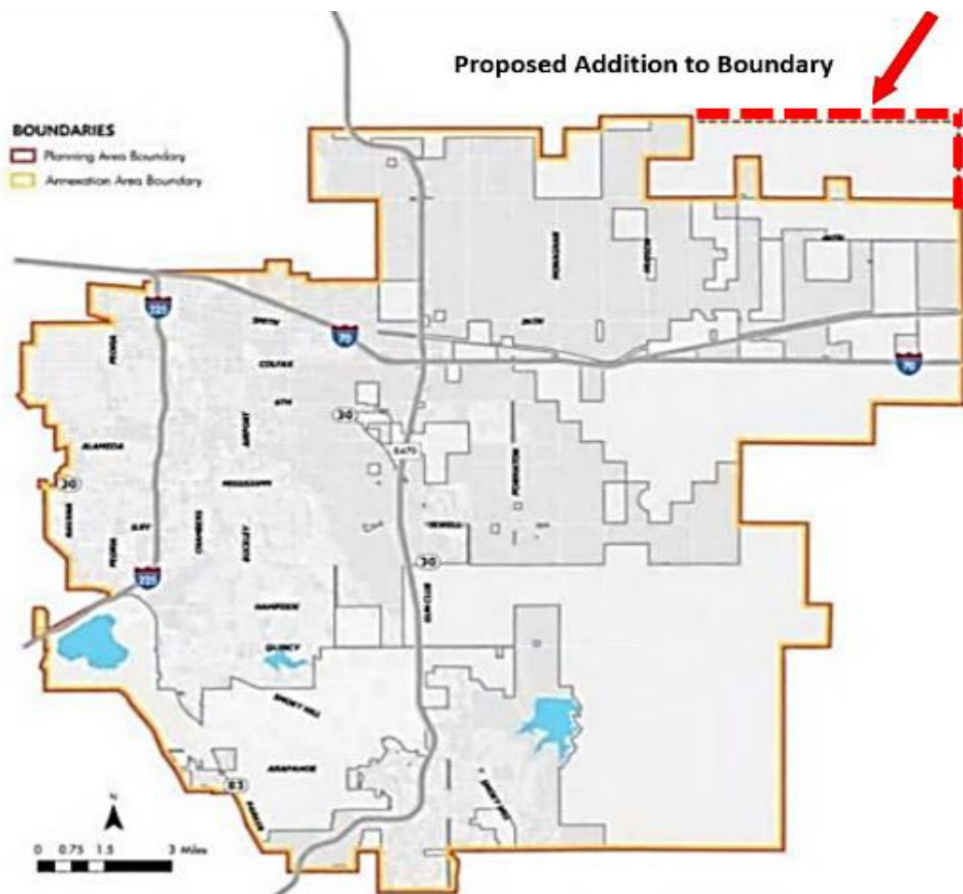


Figure 1. Location of Proposed Addition to Aurora's Planning Area Boundary

The Aurora Planning Department engaged Economics and Planning Systems (EPS) to develop a land use and evaluate the overall fiscal impact for provision of City services to the area. The following land use was proposed by EPS:

AREA #	FUTURE LAND USE DESIGNATION	TOTAL	FLOODPLAIN	NET
		AREA (AC)	AREA (AC)	AREA (AC)
1	Mixed-Use Industrial	84.5	47.0	37.5
2	Industry Hub	488.3	49.7	438.6
3	Mixed-Use Industrial	63.8	48.0	15.8
4	Industry Hub	370.6	-	370.6
5	Mixed-Use Industrial	279.1	-	279.1
6	Aerospace and Innovation	609.7	-	609.7
7	Mixed-Use Industrial	46.7	-	46.7
8	Green Energy and Sustainable Agriculture	1,264.6	137.1	1,127.5
9	Mixed-Use Industrial	37.2	-	37.2
10	Aerospace and Innovation	2,050.2	-	2,050.2
11	Industry Hub	1,132.6	-	1,132.6
12	Mixed-Use Industrial	138.3	-	138.3
13	Green Energy and Sustainable Agriculture	1,160.6	-	1,160.6
14	Mixed-Use Industrial	109.2	-	109.2
15	Mixed-Use Industrial	54.1	-	54.1

Table 1. Proposed Land Use for the North East Area Boundary Extension

Water demands and wastewater flows for the proposed planning area boundary expansion were developed using the Aurora Water 2022 Water, Sewer and Storm Drainage Standards. For purposes of utilizing the Aurora Water standards, all the land-use was considered “industrial”. Additionally, it was assumed that this proposed expansion of the planning area boundary would not result in additional capital improvements to the existing/approved CIP. Therefore, the capital recovery was limited to the local infrastructure needed to serve this area.

WATER:

The existing planned CIP for Transmission & Distribution (T&D) system was extended to encompass the proposed planning area boundary extension and is shown in Figure 2 below.

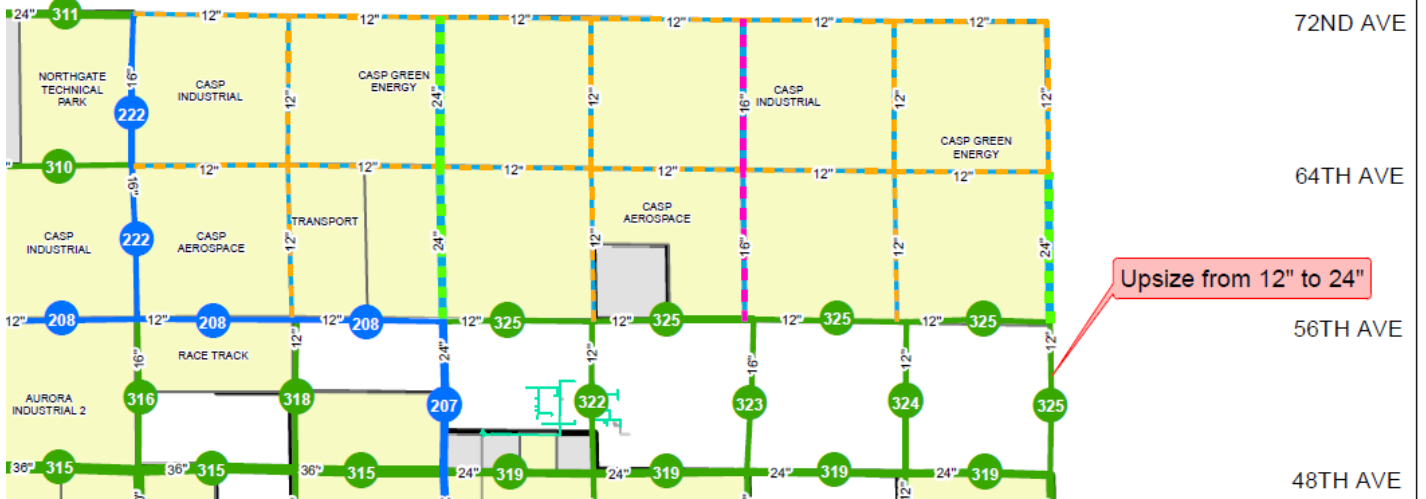


Figure 2. T&D Infrastructure Extension

Table 2 below, from the Aurora Water – Water, Sanitary Sewer & Storm Drainage Infrastructure Standards & Specifications Manual, was used to develop the water demand and sanitary sewer loadings to subsequently develop the capital recovery costs. Note the Single-Family-Residential-Equivalent (sfre) was calculated by dividing the population with a density of 2.77 per household.

Zoning	Average Day [gpd/acre]	Equivalent Population [per acre]
Industrial	1200	18

Table 2. Aurora Water Standards for Industrial Land-use

Table 3 was provided by Aurora Water Finance and it shows the basis for existing development and connection fees which correspond to capital investment in the infrastructure.

Description	Fee [\$/gpcd]	% of Total
Water Resource Fee	\$ 19.60	27.85
Source of Supply	\$ 23.65	33.60
Treatment	\$ 3.20	4.55
Distribution	\$ 8.20	11.65
Water Development Fee	\$ 1.48	2.10
Carrying Costs	\$ 2.04	2.90
Water Loss	\$ 12.23	17.38
TOTAL	\$ 70.38	



Description	Fee [\$/gpcd]	% of Total
Water Supply	\$ 59.00	83.83
Treatment	\$ 3.20	4.55
Transmission & Distribution	\$ 8.18	11.62
TOTAL	\$ 70.38	

Table 3. Water Infrastructure Fees

Tables 1, 2 and 3 were utilized to develop water demands based on “average-day” and then water infrastructure fees were applied to develop the capital recovery costs associated with the water infrastructure.

Table 4. Total Water Infrastructure Capital Recovery Fees

Area #	Average Day [gal]	T&D Fee [\$]	Water Supply Fee [\$]	Treatment Fee [\$]	Total [\$]
1	44960	\$ 367,772.80	\$ 2,652,640.00	\$ 143,872.00	\$ 3,164,300.00
2	526340	\$ 4,305,461.20	\$ 31,054,060.00	\$1,684,288.00	\$ 37,043,800.00
3	18990	\$ 155,338.20	\$ 1,120,410.00	\$ 60,768.00	\$ 1,336,500.00
4	444700	\$ 3,637,646.00	\$ 26,237,300.00	\$1,423,040.00	\$ 31,298,000.00
5	334910	\$ 2,739,563.80	\$ 19,759,690.00	\$1,071,712.00	\$ 23,571,000.00
6	731620	\$ 5,984,651.60	\$ 43,165,580.00	\$2,341,184.00	\$ 51,491,400.00
7	56090	\$ 458,816.20	\$ 3,309,310.00	\$ 179,488.00	\$ 3,947,600.00
8	1352950	\$11,067,131.00	\$ 79,824,050.00	\$4,329,440.00	\$ 95,220,600.00
9	44600	\$ 364,828.00	\$ 2,631,400.00	\$ 142,720.00	\$ 3,138,900.00
10	2460260	\$20,124,926.80	\$ 145,155,340.00	\$7,872,832.00	\$173,153,100.00
11	1359110	\$11,117,519.80	\$ 80,187,490.00	\$4,349,152.00	\$ 95,654,200.00
12	165970	\$ 1,357,634.60	\$ 9,792,230.00	\$ 531,104.00	\$ 11,681,000.00
13	1392740	\$11,392,613.20	\$ 82,171,660.00	\$4,456,768.00	\$ 98,021,000.00
14	131050	\$ 1,071,989.00	\$ 7,731,950.00	\$ 419,360.00	\$ 9,223,300.00
15	64900	\$ 530,882.00	\$ 3,829,100.00	\$ 207,680.00	\$ 4,567,700.00

\$642,512,400.00

WASTE WATER:

Figure 3 shows conceptual sanitary sewer inceptor alignments to serve the proposed annexation. E1 and W1 show the locations of proposed treatment plants in the existing Box Elder Basin. However, upon the annexation of the North East Area, these treatment plants would have to be decommissioned and relocated to positions NE1 and NW1 (if constructed prior to annexation). If these are constructed ahead of annexations, it is recommended that cost for decommissioning the plants be included as part of the annexation agreement.

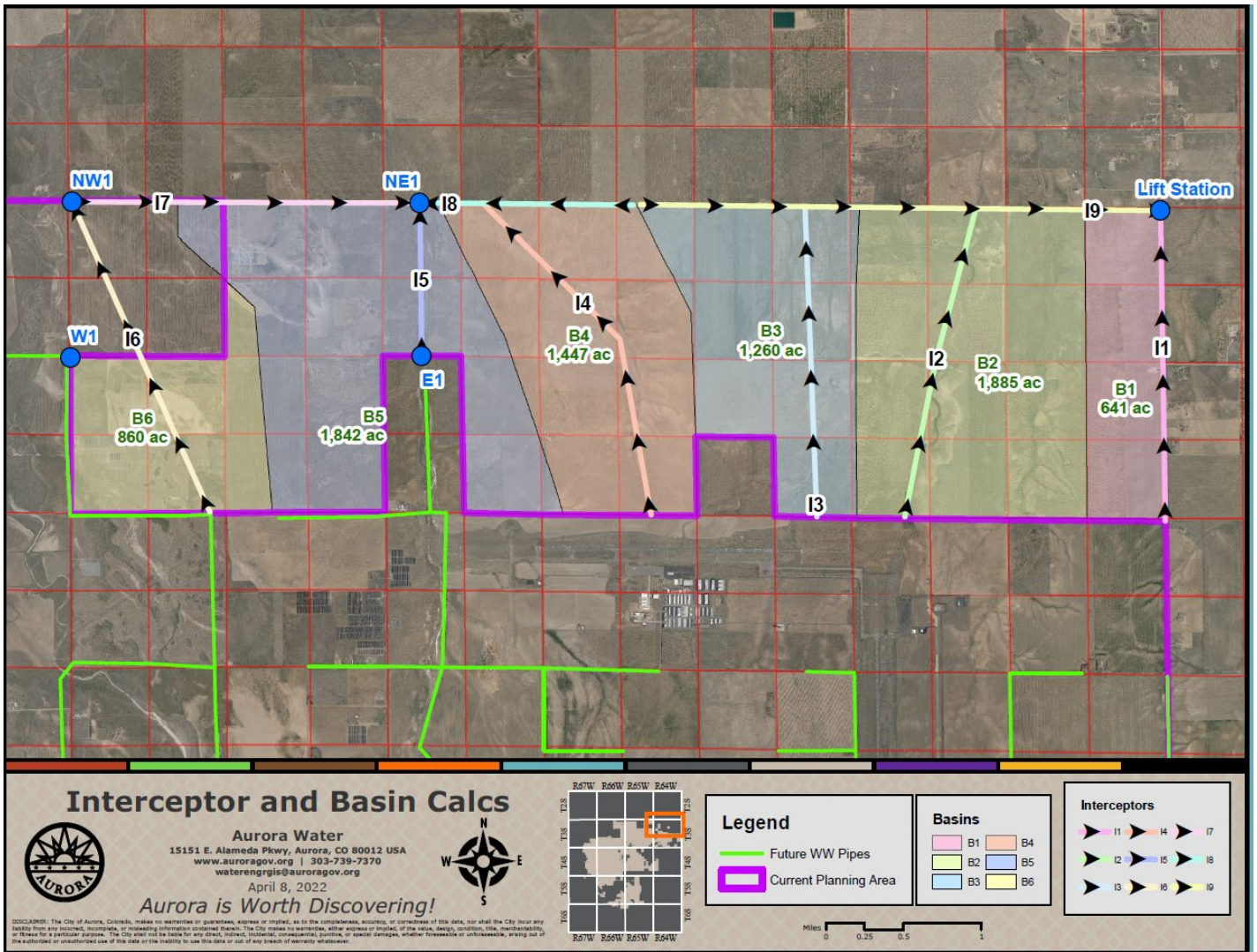


Figure 3. Conceptual Interceptor Alignment

Table 5 was provided by Aurora Water Finance and provides the basis for calculating the waste water infrastructure capital recovery costs. Note, these fees are based on Single Family Residential Equivalent units (SFRE):

Description	Fee [\$/SFRE]
Buy-in Portion	\$ 1,400.00
Incremental CIP Portion	\$ 2,000.00
Interceptor Development Fee	\$ 300.00
TOTAL	\$ 3,700.00

Table 5. Waste Water Infrastructure Recovery Fees

The equivalent population for industrial land-use shown in Table 2 was used in conjunction with Tables 1 and 4 to develop SFREs and subsequently the waste water capital recovery costs for the proposed annexation.

Area	WASTE WATER					
	Equivalent Population #	SFRE #	Buy-in-Fee [\$]	CIP Fee [\$]	Interceptor Fee [\$]	Total [\$]
1	670	240	\$ 336,000.00	\$ 480,000.00	\$ 72,000.00	\$ 888,000.00
2	7900	2850	\$ 3,990,000.00	\$ 5,700,000.00	\$ 855,000.00	\$ 10,545,000.00
3	280	100	\$ 140,000.00	\$ 200,000.00	\$ 30,000.00	\$ 370,000.00
4	6670	2410	\$ 3,374,000.00	\$ 4,820,000.00	\$ 723,000.00	\$ 8,917,000.00
5	5020	1810	\$ 2,534,000.00	\$ 3,620,000.00	\$ 543,000.00	\$ 6,697,000.00
6	10970	3960	\$ 5,544,000.00	\$ 7,920,000.00	\$1,188,000.00	\$ 14,652,000.00
7	840	300	\$ 420,000.00	\$ 600,000.00	\$ 90,000.00	\$ 1,110,000.00
8	20290	7320	\$10,248,000.00	\$14,640,000.00	\$2,196,000.00	\$ 27,084,000.00
9	670	240	\$ 336,000.00	\$ 480,000.00	\$ 72,000.00	\$ 888,000.00
10	36900	13320	\$18,648,000.00	\$26,640,000.00	\$3,996,000.00	\$ 49,284,000.00
11	20390	7360	\$10,304,000.00	\$14,720,000.00	\$2,208,000.00	\$ 27,232,000.00
12	2490	900	\$ 1,260,000.00	\$ 1,800,000.00	\$ 270,000.00	\$ 3,330,000.00
13	20890	7540	\$10,556,000.00	\$15,080,000.00	\$2,262,000.00	\$ 27,898,000.00
14	1970	710	\$ 994,000.00	\$ 1,420,000.00	\$ 213,000.00	\$ 2,627,000.00
15	970	350	\$ 490,000.00	\$ 700,000.00	\$ 105,000.00	\$ 1,295,000.00

\$ 182,817,000.00

Table 6. Total Wastewater Infrastructure Capital Recovery Fees

STORM:

The capital recovery costs for storm water infrastructure are calculated using a “per- acre” fee and a “per- square foot” of impervious area fee. The current fees are \$1,242 per acre and \$0.14 per square foot of impervious area. Per Aurora water finance, proposed industrial development are assumed to have an impervious area of 36% of the entire developable lot. Table 7 below shows the capital recovery costs for the storm water infrastructure:

Area	Impervious Area [acre]	STORM		
		Fixed Acreage Fee [\$]	Impervious Area SF Fee [\$]	Total [\$]
1	13.49	\$ 46,533.77	\$ 82,255.51	\$ 128,800.00
2	157.90	\$ 544,761.07	\$ 962,948.09	\$ 1,507,700.00
3	5.70	\$ 19,652.04	\$ 34,737.97	\$ 54,400.00
4	133.41	\$ 460,264.09	\$ 813,586.81	\$ 1,273,900.00
5	100.47	\$ 346,628.54	\$ 612,718.69	\$ 959,300.00
6	219.49	\$ 757,231.25	\$ 1,338,521.47	\$ 2,095,800.00
7	16.83	\$ 58,053.07	\$ 102,617.63	\$ 160,700.00
8	405.89	\$ 1,400,305.32	\$ 2,475,252.74	\$ 3,875,600.00
9	13.38	\$ 46,162.78	\$ 81,599.74	\$ 127,800.00
10	738.08	\$ 2,546,373.24	\$ 4,501,102.19	\$ 7,047,500.00
11	407.73	\$ 1,406,676.78	\$ 2,486,515.27	\$ 3,893,200.00
12	49.79	\$ 171,776.05	\$ 303,640.31	\$ 475,400.00
13	417.82	\$ 1,441,490.04	\$ 2,548,053.00	\$ 3,989,500.00
14	39.31	\$ 135,632.61	\$ 239,751.28	\$ 375,400.00
15	19.47	\$ 67,170.22	\$ 118,733.58	\$ 185,900.00

\$26,150,900.00

Table 7. Total Storm Water Infrastructure Capital Recovery Fees

Based on the current (2022) connection fees, the anticipated total infrastructure costs for Aurora water across all three utilities are presented below:

UTILITY	COST [\$]
Water	\$ 642, 512, 400.00
Waste Water	\$ 182, 817, 000.00
Storm	\$ 26, 150, 900.00

TOTAL \$ 851, 480, 300.00

Water Availability:

The 2017 IWMP identified a limitation in the available raw water to maintain our level of service/demands in 2070. The gap analysis memo stated “2070 planning year could not be met using all the currently identified water resource projects described in the Water Resources Projects Technical Report (MWH 2016)”. The memo identified several water supply and storage capacity projects to close the gap, namely: North Campus/Prairie Waters expansion to 40MGD, Eagle River Project, East Reservoir, Wild Horse Reservoir, Box Creek Reservoir, and ROY storage. Several of the projects have run into unexpected obstacles and have been delayed or removed from near term (2070) planning. The 2017 IWMP only evaluated the existing city limits and did not include proposed annexations such as the East Aurora Annexation Study Area and expanded planning area boundary, which have an estimated water supply need of 50% of the City’s current demand (Approximately 28,000 AF).

The update to the IWMP will evaluate new opportunities to attempt to address the existing identified water supply gap. Proposed projects include previously identified storage projects, such as those listed above, and seeking new opportunities such as groundwater storage using aquifer storage and recovery (ASR) and projects to maximize use of Aurora’s reusable effluent such as direct-potable-reuse. Despite the planned projects, Water Resources is concerned about the ability to meet our existing identified demands. The East Annexation and the planning boundary proposed herein would increase our water demand by approximately 28,000-acre feet. At today’s average price for water rights (\$19,000 to \$22,000/AF) the acquisition costs of the necessary water would be between \$532,000,000 and \$616,000,000. The proposed boundary expansion is estimated to produce a demand of 10,000 AF which would cost \$190,000,000 to \$220,000,000 just in acquisition costs. Assuming the water rights are available to acquire.

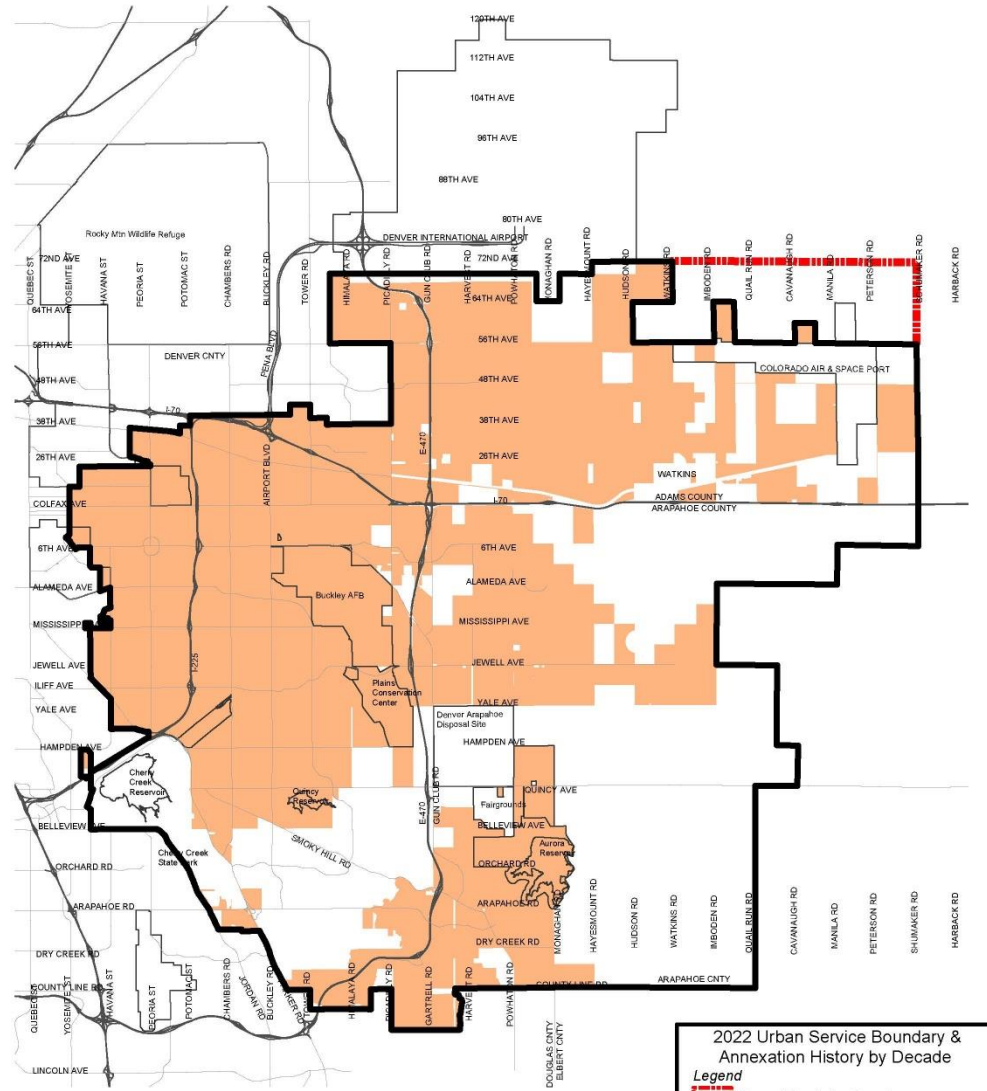
Any supply reliant on lower South Platte water will have to come from existing agricultural water rights. Acquisition of water rights in the Lower South Platte is an ongoing process necessary to meet our existing identified future demands. Since, water rights are not a commodity readily available at the time of need, the rights have to be acquired when they come available regardless of when the need is going to come on-line. Once an agricultural water right is sold, it does not come back on the market. Along with the ongoing and increasing competition for agricultural water rights, purchases cannot be delayed until development was imminent, Aurora Water would have to seek to acquire any and all necessary water, incurring the costs, whenever it is available. Thus, the costs may have to be borne earlier than the development would occur.

PROPOSED EXPANSION OF THE PLANNING & ANNEXATION BOUNDARY AMENDMENT TO AURORA PLACES—PED UPDATE

Karen Hancock, Principal Planner

Planning & Development Services Department

June 15, 2022



2022 Urban Service Boundary & Annexation History by Decade

Legend

- Proposed Planning Area Expansion
- 2022 Planning Area Boundary
- Annexations through 2022

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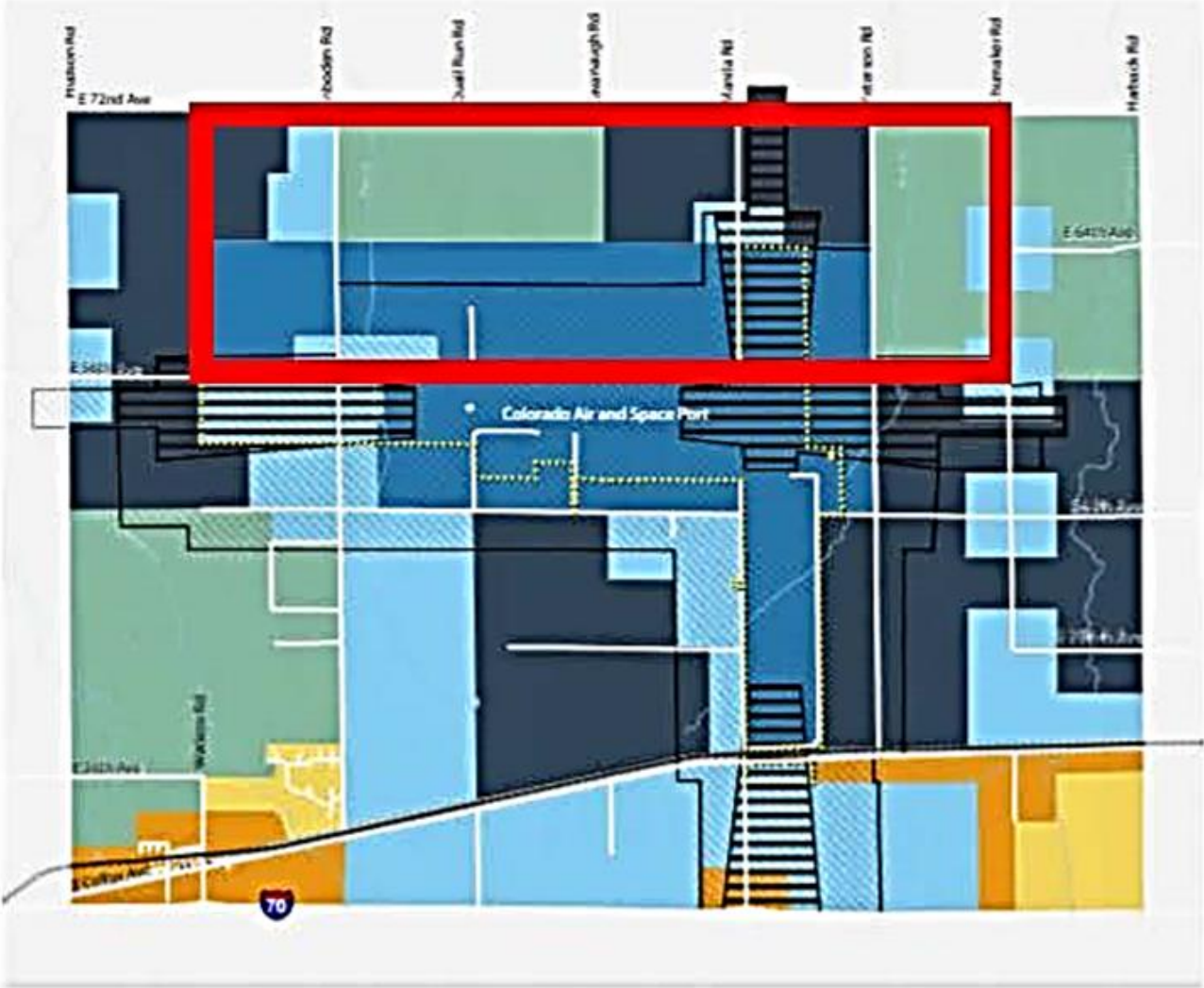
PROPOSED

Project Summary

- January 24, 2022 Presentation at Study Session: unanimous direction
- Project elements: engage consultant & work with service depts to estimate costs and revenues
- Project Deliverable: Fiscal Impact Analysis summary report to include an additional 12 sq miles added to the city's Planning & Annexation Boundary
- Documentation: Draft amendment to the city's comprehensive plan, Aurora Places, with a revision to the map
- Process: Amendments to the comprehensive plan require a draft ordinance with public hearings at PZC and Council and approval by a 2/3 majority vote

Adopted CASP Subarea Plan

Figure 6-2 Future Land Use Plan



Character Areas

- Industry Hub
- Aerospace and Innovation
- Green Energy and Sustainable Agriculture

- Mixed-Use Industrial
- Community Hub
- Neighborhood Residential

Restriction Areas

- Restriction Area 2
- Restriction Area 1

Land Use Matrix Excerpt

1 ✓ ✕ ✓ fx

AREA #	FUTURE LAND USE DESIGNATION	TOTAL	FLOODPLAIN	NET	CASE STUDY APPLIED	OFFICE			R&D / FLEX			INDUSTRIAL			WAREHOUSE / STORAGE			RETAIL / SERVICE			OTHER		
		AREA (AC)	AREA (AC)	AREA (AC)		AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT
1	Mixed-Use Industrial	84.5	47.023	37.5	"Majestic"	1.0	0.018	758	-	-	-	3.953	0.339	58,370	32.064	0.381	532,147	0.401	0.121	2,113	-	-	-
2	Industry Hub	488.3	49.667	438.6	"Tower/Airport/Smith/Colfax"	12.3	0.240	128,852	-	-	-	50.265	0.101	221,146	369.885	0.225	3,625,242	6.141	0.337	90,143	-	-	-
3	Mixed-Use Industrial	63.8	47.990	15.8	"Majestic"	0.4	0.018	320	-	-	-	1.669	0.339	24,651	13.541	0.381	224,735	0.169	0.121	892	-	-	-
4	Industry Hub	370.6	-	370.6	"Tower/Airport/Smith/Colfax"	10.4	0.240	108,866	-	-	-	42.469	0.101	186,844	312.513	0.225	3,062,936	5.188	0.337	76,161	-	-	-
5	Mixed-Use Industrial	279.1	-	279.1	"Majestic"	7.2	0.018	5,646	-	-	-	29.444	0.339	434,793	238.844	0.381	3,963,947	2.986	0.121	15,740	-	-	-
6	Aerospace and Innovation	609.7	-	609.7	"Centretech"	427.7	0.242	4,508,560	66.029	0.361	1,038,318	-	-	-	115.901	0.279	1,408,579	-	-	-	-	-	-
7	Mixed-Use Industrial	46.7	-	46.7	"Majestic"	1.2	0.018	946	-	-	-	4.931	0.339	72,819	40.001	0.381	663,879	0.500	0.121	2,636	-	-	-
8	Green Energy and Sustainable Agriculture	1,264.6	137.110	1,127.5	"Solar and Green Agriculture"	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,127.460	-	-
9	Mixed-Use Industrial	37.2	-	37.2	"Majestic"	1.0	0.018	752	-	-	-	3.921	0.339	57,904	31.808	0.381	527,905	0.398	0.121	2,096	-	-	-
10	Aerospace and Innovation	2,050.2	-	2,050.2	"Centretech"	1,438.2	0.242	15,161,123	222.039	0.361	3,491,596	-	-	-	389.747	0.279	4,736,687	-	-	-	-	-	-
11	Industry Hub	1,132.6	-	1,132.6	"Tower/Airport/Smith/Colfax"	31.8	0.240	332,719	-	-	-	129.795	0.101	571,040	955.113	0.225	9,361,064	15.856	0.337	232,765	-	-	-
12	Mixed-Use Industrial	138.3	-	138.3	"Majestic"	3.6	0.018	2,798	-	-	-	14.591	0.339	215,467	118.362	0.381	1,964,383	1.480	0.121	7,800	-	-	-
13	Green Energy and Sustainable Agriculture	1,160.6	-	1,160.6	"Solar and Green Agriculture"	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,160.620	-	-
14	Mixed-Use Industrial	109.2	-	109.2	"Majestic"	2.8	0.018	2,209	-	-	-	11.521	0.339	170,131	93.458	0.381	1,551,057	1.168	0.121	6,159	-	-	-
15	Mixed-Use Industrial	54.1	-	54.1	"Majestic"	1.4	0.018	1,094	-	-	-	5.706	0.339	84,255	46.284	0.381	768,140	0.579	0.121	3,050	-	-	-
ALL AREAS		7,889.4	281.790	7,607.7		1,939.0	n/a	20,254,642	288.068	n/a	4,529,914	298.266	n/a	2,097,419	2,757,522	n/a	32,390,700	34.866	n/a	439,555	2,288.080	n/a	-

Future Land Use Designations:	Case Studies:	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	AC	FAR	SQ.FT	
Mixed-Use Industrial	"Majestic"	2.58%	0.018		0.00%	0.000		10.55%	0.339	0.237	85.58%	0.381		1.07%	0.121								
Aerospace and Innovation	"Centretech"	70.15%	0.242		10.83%	0.361		0.00%	0.000		19.01%	0.279		0.00%	0.000								
Industry Hub	"Tower/Airport/Smith/Colfax"	2.81%	0.240		0.00%	0		11.46%	0.101		84.33%	0.225		1.40%	0.337								
Green Energy and Sustainable Agriculture	"Solar and Green Agriculture"	0.00%	0.000		0.00%	0.000		0.00%	0.000		0.00%	0.000		0.00%	0.000							100%	

Notes: In "Centretech" case study, proportion of office may be too high versus R&D / Flex considering expected development of study area.

Progress & Next Steps

- All service departments have been engaged
- Land Use Matrix is complete
- Service departments have draft materials prepared
- Consultant is engaging with service department staff 1-on-1 to finalize
- Departments will finalize service level estimates in July 2022
- Consultant will refine estimates and run model in August 2022
- Planning Staff will draft comprehensive plan amendment and ordinance (August 2022)
- Back to PED with results and request to move the item to PZC and Study Session (September/October 2022)

Amendment to Aurora Places

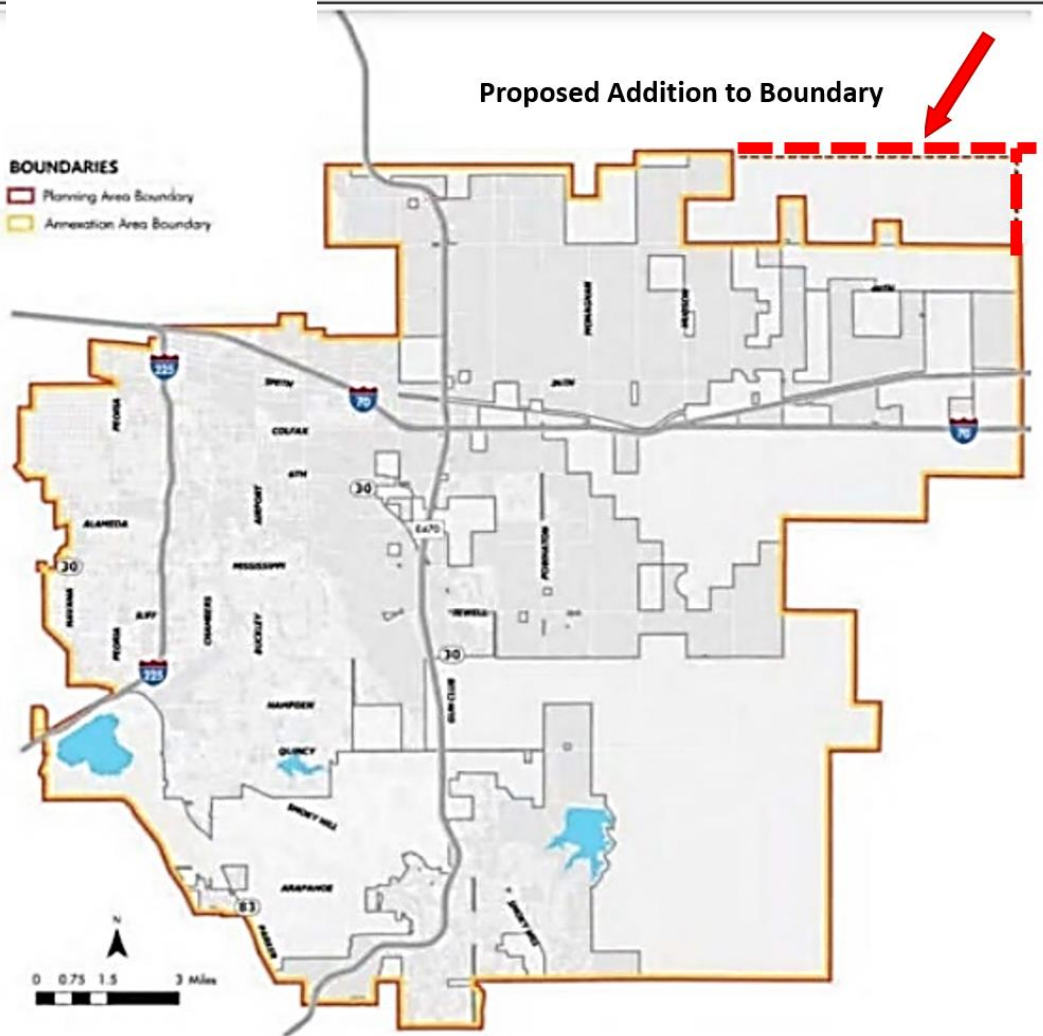
Figure 1
Excerpt from
Aurora Places

Planning and Annexation Boundaries

The city has traditionally built its Comprehensive Plan around a geographic area referred to as the "Planning Area." It comprises the area within the city's municipal boundaries along with some adjacent land outside city limits. The reason for the Planning Area being multi-jurisdictional is two-fold:

- Aurora's boundaries, particularly on the east and southeast, are not contiguous and substantial acreage lies between city boundaries.
- Development impacts that occur in the same geographic area transcend jurisdictional boundaries. Given this, the city has always been concerned about land use and infrastructure planning in areas adjacent to its boundaries.

Since 2018, the city's "Annexation Area," a boundary within which the city will consider annexation requests during the life of the current comprehensive plan, largely coincides with the Planning Area boundary. City Council will consider whether to adopt such annexation requests based on its established procedures and policies.



Questions for the Committee

- This item is for information only.
- Does the Committee have any feedback or additional direction for staff?
- Does the Committee have questions for staff and/or the consultant?
- Staff Available to Address Questions:
 - *Daniel Krzyzanowski*, **Planning**, Land Use
 - *Swirvine Nireynda*, **Water**, Wastewater and Stormwater infrastructure
 - *John Schneebeck and Mark Hildebrand*, **Police**
 - *Mathew Wasserburger and Wendy Lippman*, **Fire**
 - *Greg Hays*, **Finance**
 - *Curt Bish*, **PROS**
 - *Victor Rachael*, **Public Works**

SUMMER HIRING: On Havana Street is Hiring: We promoted HIRING EVENTS and our Jobs On Havana Street page at <https://onhavanastreet.com/jobs-on-havana-street/>

New Businesses:

1. NEW Mexican Seafood Restaurant coming soon - Former Village Inn
2. DMZ Pub Closed at the end of April 2022 – new ownership –NEW Business – [Mr. Tang](#) – Korean Specialty Soup Restaurant - Coming Soon

District Identity:

- ART2C 2022-2024 selection of public art in progress
- New Art Mural at Lightshade On Havana Street completed
- New Art Mural in works at Tous les Jours - Havana Exchange Shopping Center/Western Centers

Visit our event's page on our website <<https://onhavanastreet.com/events/>> for Event Happenings & Things to Do On Havana Street

- June 2022 – Aurora TV, Estrella, Visit Aurora, Buckley SFB, City of Aurora, AURORA TV features & YELP CO filming and giveaways scheduled to feature OHS businesses.
- **Monday, June 6, 2022, 11am-2pm, FREE, [Celebration Chevrolet Special Event](#)**, Complete with a ribbon cutting, In N Out Cookout Truck, music and giveaways, we can't wait to celebrate our exciting news with the Aurora community!
- **Friday, June 17, 2022, 9:30am-11am, FREE, [Cafecito y Pastelitos Networking at GEICO](#)**
- **Friday, June 24, 2022, 12-1:30pm, FREE, [Funding Options: Quarterly Panel and Resource Webinar](#)**
- **Saturday, June 25, 2022, 5pm, FREE, [Buckley Space Force Patriot Fest – OHS \\$250 Giveaway](#)**
- **Wednesday, July 13, 2022, 9-11am, FREE, [Aurora Business Licensing & Sales Tax – July 2022](#)**
- **\$500 Frozen Treats Giveaway – Enter [Here](#)**
- *Due to staffing limitations of the frozen treats' shops and Covid-19 recovery challenges, we are not able to host the progressive frozen treats event on National Ice Cream Day on July 17, 2022. However, On Havana Street did want to offer a \$500 Frozen Treats Giveaway to feature the incredible options to enjoy a frozen treat On Havana Street.
- [List of On Havana Street Frozen Treats Businesses to Visit On National Ice Cream Day, July 17, 2022](#)
- **Bonfire Event Co. Presents the [Havana Street Global Market](#)**
 - **NEW DATES & TIMES:** *July to September 2022, July 16th & 30th August 13th & 27th September 10th & 24th, 10-2pm
 - **Location:** Western Centers' Havana Exchange Shopping Center, in the former Bicycle Village parking lot, at 2802 S. Havana St. Aurora, Colorado 80014.
 - **What is it?** The Aurora Global Market is the most unique outdoor market to debut in 2022. This event will highlight and celebrate cultural diversity through business. You will find a mix of vendors from around the world with a variety of products ranging from food, crafts, art, jewelry and more!
 - **Apply to be a vendor & Learn More [Here](#)**

Chance Horiuchi

(She, Her, Hers)

Havana Business Improvement District

On Havana Street

Executive Director

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