



AGENDA

Planning and Economic Development Policy Committee

July 13, 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: 2482 935 2481

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

This meeting will be live-streamed on the city's YouTube channel. Watch at [YouTube.com/TheAuroraChannel](https://www.youtube.com/TheAuroraChannel)

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
June 15, 2022 Draft Subject to Approval - Council Member Jurinsky
3. **General Business**
 - 3.a. **Update on the Airport Overlay for Centennial Airport** 7
Title: Draft Ordinance to Update the Airport Overlay for Centennial Airport
Staff/Legal source name and title: Karen Hancock, Principal Planner/Dan Money, Senior Assistant City Attorney
Estimated Presentation/discussion time: 5/5

- 3.b. **FOR A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING A CERTIFICATE OF DESIGNATION FOR TRILOGY MEDWASTE TO ALLOW THE TRANSFER OF TITLE FOR AN EXISTING OZONE MEDICAL WASTE PROCESSING FACILITY LOCATED AT 3131 OAKLAND STREET, AURORA** 10

Title: Resolution to Transfer a Certificate of Designation for Biomedical Waste Treatment

Staff/Legal source name and title: Karen Hancock, Principal Planner/Dan Money, Senior Assistant City Attorney

Estimated Presentation/discussion time: 5/5

- 3.c. **Development Review Update, Workload, and Resources** 20

Title: Development Review Update, Workload, and Resources.

Staff/Legal Source: Jason Batchelor, Deputy City Manager / Brian Rulla, City Attorney

Estimated Presentation/discussion time: 20 Minutes

- 3.d. **Retail Presentation – ICSC 2022** 36

Title: Retail Presentation ICSC 2022

Staff/Legal Source: Bob Oliva, Retail/Commercial Supervisor/Rachael Allen, City Attorney

Estimated Presentation/Discussion Time: 20/10 minutes

4. **Miscellaneous Matters for Consideration**

- 4.a. **Aurora Economic Development Council**

NO REPORT

- 4.b. **Havana Business Improvement District** 38

Chance Horiuchi

Please see the HBID updates in the agenda packet.

- 4.c. **Aurora Chamber of Commerce**

NO REPORT

- 4.d. **Planning Commission**

NO REPORT

4.e. Oil and Gas Committee

NO REPORT

4.f. Business Advisory Board

NO REPORT

4.g. Retail

Please see item 3.d

4.h. Small Business

NO REPORT

4.i. Visit Aurora

NO REPORT

5. Confirm Next Meeting Date

Tentatively scheduled for August 10, 2022, at 8:30 AM MT

6. Adjournment

PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

MINUTES

Date: June 15, 2022

Time: 8:30 am

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

Others Present Adrian Botham, Alicia Montoya, Alison Lueck, Andrea Amonick, Andrea Barnes, Ari Muca, Becky Hogan, Bob Oliva, Brad Pierce, Brandon Cammarata, Brian Duffany, Brian Rulla, Bruce Dalton, Cathy DeWolf, Daniel Krzyzanowski, Daniel Money, David Schoonmaker, Diana Rael, Garrett Walls, Gayle Jetchick, Gregg Johnson, Jacob Cox, Jake Calegari, Jason Batchelor, Jeannine Rustad, Jeffrey Moore, Jennifer Orozco, Jessica Prosser, Julie Patterson, Karen Hancock, Kim Kreimeyer, Liz Fuselier, Marcia McGilley, Marisa Noble, Marvina Redding, Mathew Wasserburger, Melissa Rogers, Melvin Bush, Michelle Gardner, Mindy Parnes, Rachel Allen, Rachid Rabbaa, Sarah Wile, Scott Berg, Shannon Fender, Sunny Banka, Susan Chapel, Swirvine Nyirenda, Tod Kuntzelman, Trevor Vaughn, Victor Rachael, Yuriy Gorlov

1. CALL TO ORDER

2. APPROVAL OF MAY 11, 2022 DRAFT MINUTES–COUNCIL MEMBER JURINSKY

2.a The minutes were approved.

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

Summary of Issue and Discussion:

Andrea Amonick, Manager Development Services / Garrett Walls, BAB Chair, Shannon Fender, BAB Member

Garrett Walls and Shannon Fender presented the BAB (Business Advisory Board) request to initiate a study regarding a centrally located performing arts venue within

Draft – Subject to Approval

the city. Aurora does not have a large venue arts, entertainment, and culture district with a performance space that is on par with a city of its size. These could be cultural and revenue generators for the city to attract visitors. The BAB is requesting an evaluation of the possibility of bringing in revenue by creating another District for arts, entertainment, and culture in the city. The survey will identify cost, potential, locations, types of venues, types of audiences, and funding.

Parker Colorado has the PACE Center which will have an ongoing summer concert series. Glendale broke ground on a multi-million entertainment district that has areas for families, dining, entertainment venues, and concert venues. Colorado Springs is breaking ground on their amphitheater called The Sunset. Commerce City has Dick's Sporting Goods Park that can seat up to 25,000 for concerts. Arvada has the Arvada Center for arts, humanities, and education. Denver has Mission Ballroom that can be utilized for concerts and may be rented for weddings, galas, tradeshow, corporate meetings, etc.

BAB has been working with Andrea Amonick and her team. Planning staff Daniel Krzyzanowski and Mindy Parnes have been discussing viability options, possibly within the city center, Ward II, and Ward VI.

- Council Member Zvonek expressed his support and stated that having a cultural arts complex is a boost for the city and helps keep the sales tax revenue within Aurora. He mentioned that the operation costs could hopefully be augmented by the tax paid for through SCFD (Scientific and Cultural Facilities District). He also mentioned that staff can consider private investments through companies and foundations to build the center. Garrett Walls mentioned that the city contributes to the SCFD, but only Denver venues are considered Tier 1 recipients of SCFD funds. Aurora is receiving less than \$1 million and has a few venues in Tier 2 and Tier 3.
- Andrea Amonick mentioned that Aurora does not get a fair share of the SCFD funds. She noted that the city has a designated cultural arts district on Colfax but is not of the scale of Tier 1 which could be more centrally located. She added that Visit Aurora is supportive of the idea of exploring the proposed center. She mentioned that the city needs more facilities to serve as entertainment facilities for the people coming in.
- CM Lawson expressed her support. She mentioned that they should also maintain the arts district in Northwest Aurora, and it is important to have both cultural areas.
- CM Lawson mentioned she would want input from George Peck, Daniel Lehman, and Stephanie Hancock who is the president of the Aurora Cultural Arts District. She expressed her support for the study.
- Melvin Bush mentioned that there have been smaller venues such as the Anschutz pop-up. He said that they could also study how many of the smaller venues are utilized and if there are opportunities to expand them. He added that the old town, Stanley, and Montview are vital areas.

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- Bruce Dalton said that he supports the survey and would like to be part of the process. He mentioned that he presented to the PR+ Committee (The Public Relations, Communications, Tourism, Libraries, Boards & Commissions & Citizen Groups Policy Committee) focusing on a new entertainment district. He said that Ward III or City Center would be viable places, and Ward II may have a chance through private development. He added that the Broncos' new stadium would be a good place in Ward II. He stressed that Visit Aurora fully supports the cultural arts district on Colfax Avenue and that Aurora is large enough to have more than one entertainment district.
- B. Dalton added that they have good relationships with the developers of Mission Ballroom and Tim White, the investor of Stanley Marketplace who would be open to conversations. He highlighted the difficulties of supporting businesses or entertainment with just local residents. He stressed the importance of marketing the entertainment districts to visitors to generate revenue for the city.
- CM Jurinsky agreed with B. Dalton. She stressed that they also need to keep public safety as a priority to attract people into Aurora. She mentioned the space at Aurora Mall that could be turned into a theater.

Outcome:

The Committee unanimously approved this item.

Follow-up Action:

None required.

3.b. Northeast Aurora Fiscal Impact Analysis Project Update**Summary of Issue and Discussion:**

Karen Hancock, Principal Planner/ Brian Duffany, Economic Planning Systems Inc.

Karen Hancock provided an update on the Northeast Aurora Fiscal Impact Analysis Project. In a January study session, the project was presented to initiate a fiscal impact analysis to include an additional 12 square miles into the city's planning annexation boundary. This is to estimate revenue generated by new development and the cost to provide city services. In 2021, a property owner requested the annexation of a property located outside of the planning and annexation boundary. Given the larger geography, the city has more opportunity to look at infrastructure and land use more broadly. The current planning and annexation boundary was adopted into Aurora Places. To change this, an amendment to the comprehensive plan must be approved by the supermajority of the council. Only non-residential land uses are permitted in the area due to DEN and the Colorado Air and Space Port. City Council unanimously approved the request. Economic and Planning Systems (EPS) were hired to take cost and revenue data to model the fiscal impact of adding the 12 square miles.

The planning staff and the consultant used the Colorado Air and Space Port Area Plan to develop a land-use matrix that provides the foundation for the city service departments to estimate service capital costs and revenues. Staff will use case studies

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from Commerce Center, Center Tech, etc., and special case studies representing schools, science and technology incubator facilities, airports, and service garages. These studies will estimate employment density, transportation networks, wastewater and water infrastructure, and police and fire service levels. Aurora Water included high water use in their infrastructure model. The land-use categories are broad enough to include different types of possible development. It will be a reasonable basis to estimate fiscal impact.

Currently, the development services department is working with the consultant to finalize service level data that are needed to model the fiscal impact. The planning staff will prepare the amendment to the comprehensive plan, the city attorney staff will prepare the ordinance, and the consultant will prepare the Fiscal Impact Analysis Summary. This summary will be included in Council Packets for review of the amendment to the Comprehensive Plan per the UDO (Unified Development Ordinance). The item will be presented to the fall PED meeting to review the draft ordinance to amend Aurora Places. Then, a public hearing will be held at the Planning and Zoning Commission followed by the study session if approved.

- CM Jurinsky asked for clarification regarding the small business incubation. K. Hancock stated that CM Marcano asked staff to include small business incubator uses during the January Study Session. She added that they have included schools, education, small businesses to large industrial uses in the land use matrix to ensure the mix of land uses.
- CM Lawson asked how transportation will be implemented as the land is being annexed into the city. K. Hancock said that Public Works is working on the transportation and mobility model. She added that the area is 95% in the Northeast Transportation Area Study and is one of the reasons why the area was proposed. Public Works is also estimating the transportation networks based on the land-use matrix. They are looking at transportation networks for Center Tech and Majestic and using them as case studies for the area.
- CM Lawson asked if they would use NEATS (Northeast Area Transportation Study) to define how they will do the annexation and build through with the matrix. K. Hancock confirmed this and said that they will apply the case studies to ensure that there will be an adequate transportation network.
- CM Lawson mentioned that the study was done a long time ago. She asked if it still meets the guidelines and if there are revisions that need to be made. K. Hancock said that the transportation information will be in the PED packet in the fall meeting, but it is not done yet. She added that CM Lawson can let them know if she would like brief updates. CM Jurinsky said that they can give transportation updates at any time.

Outcome:

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

Follow-up Action:

Staff to place this item on a study session in the fall 2022.

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

CM Jurinsky mentioned that Michael Sheldon reached out to her to have the Town Center of Aurora be on the agenda for a presentation. Jeannine Rustad said that she is handling it and asked for a time. CM Jurinsky said that M. Sheldon asked for help finding a date to ensure that the client can prepare the presentation. J. Rustad said that she will directly communicate with M. Sheldon.

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.

4.c. Aurora Chamber of Commerce

- Kevin Hougen:
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

- Brad Pierce:
NO REPORT

4.f. Business Advisory Board

See item 3.a.

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

Scheduled for July 13, 2022 at 8:30 AM MT.

6. ADJOURNMENT

APPROVED: _____
Danielle Jurinsky, Committee Chair



CITY OF AURORA

Council Agenda Commentary

Item Title: Update on the Airport Overlay for Centennial Airport
Item Initiator: Karen Hancock, Principal Planner
Staff Source/Legal Source: Karen Hancock, Principal Planner/Dan Money, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Title: Draft Ordinance to Update the Airport Overlay for Centennial Airport
Staff and Legal source name and title: Karen Hancock, Principal Planner/Dan Money, Senior Assistant City Attorney
Estimated Presentation / discussion time: 5/5

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

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

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: 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.)*

The city's land use regulations in Chapter 146-2.6.3 include an airport influence overlay for four area airports. The current airport overlay for Centennial Airport was adopted by City Council via ordinance in 2008 and updated a noise overlay that was circa 1990s.

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

Centennial Airport submitted a set of updated noise contours that was prepared using Federal Aviation Administration protocol and requested that the city adopt them into the Unified Development Ordinance Zoning Map. Although the currently adopted noise contours do not overlap city limits and the updated noise contours also do not overlap the city limits, staff is submitting this request to assure that the city has the most current information reflected in the Zoning Map. Centennial Airport is a valued partner that generates economic co-benefits for the city. Centennial Airport is submitting this request to all local jurisdictions that are affected by operations at the airport. City Attorney's Office staff has determined that, since the new contours do not affect incorporated city limits and Aurora property owners and residents, the updated contours do not need to be adopted by ordinance.

Attached is a map comparing the existing noise contours shown in yellow and orange with the proposed updated contours overlaid in black. For all airports, residential uses are only permitted in the 55 LDN contour with noise attenuation in construction, and no residential uses are permitted in the 60 LDN and 65 LDN contours. In the 65 LDN contour, permitted commercial uses must incorporate noise attenuation into construction in areas of the project that receive the public. The city requires that an aviation easement be recorded in the county for all uses and projects inside the red patterned area. Aviation easements are attached to titles and notify prospective property purchasers that the property may be subject to noise and emissions from aircraft. Federal regulations provide for the safe and unobstructed passage of all aircraft, regardless of location. Aurora's overlay assures that development around airports is compatible with aircraft operations.

QUESTIONS FOR COUNCIL

Does the Committee agree that staff should initiate a change to the zoning map?

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 § 7-4(e)) (Money)

PUBLIC FINANCIAL IMPACT

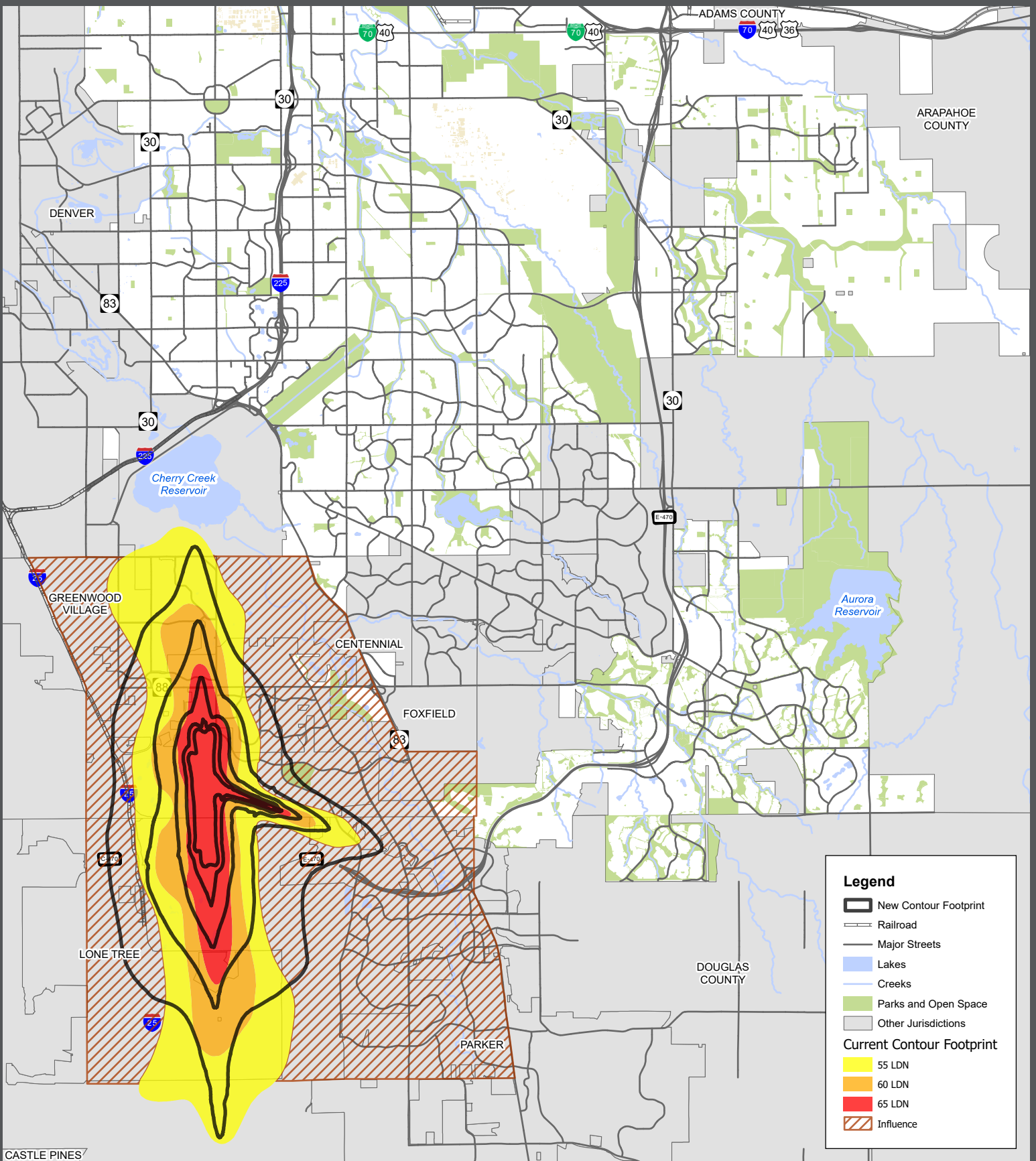
YES NO

If yes, explain: Type explanation here or enter N/A if no public financial impact.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: Type explanation here or enter N/A if no private fiscal impact.



CASTLE PINES

Planning & Development Services

15151 E. Alameda Parkway
 Aurora CO 80012 USA
 AuroraGov.org
 303.739.7250
 GIS@auroragov.org

City of Aurora, Colorado

New Contour Footprint for Centennial Airport
 over Current Contour Footprint

May 24, 2022



Miles
 0 0.75 1.5



CITY OF AURORA

Council Agenda Commentary

Item Title: FOR A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING A CERTIFICATE OF DESIGNATION FOR TRILOGY MEDWASTE TO ALLOW THE TRANSFER OF TITLE FOR AN EXISTING OZONE MEDICAL WASTE PROCESSING FACILITY LOCATED AT 3131 OAKLAND STREET, AURORA

Item Initiator: Karen Hancock, Principal Planner

Staff Source/Legal Source: Karen Hancock, Principal Planner/Daniel L. Money Senior Assistant City Attorney

Outside Speaker: N/A

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: Resolution to Transfer a Certificate of Designation for Biomedical Waste Treatment
Staff and Legal source name and title: Karen Hancock, Principal Planner/Dan Money, Senior Assistant City Attorney
Estimated Presentation / discussion time: 5/5

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

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

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

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

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

HISTORY (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

In 2012, the city was approached by an applicant who wished to treat medical waste using an innovative technology. At that time, the Zoning Code did not permit waste treatment in any zone district in Aurora. After significant research by city staff and the Colorado Department of Public Health and the Environment (CDPHE), it became apparent that the technology proposed did not result in any toxic byproducts. Ozonation produces only oxygen and water and very little water is used in the treatment process. The technology is very effective at reducing levels of pathogens. The waste treatment is wholly contained within the proprietary equipment. This manner of medical waste treatment is the only method approved within the city's incorporated boundaries. Waste treatment and disposal are regulated by state statute and require that local jurisdictions issue Certificates of Designation for these land uses. Certificates of Designation are not required by the Unified Development Ordinance (UDO). The Conditional Use at the current location was approved by Planning and Zoning Commission and City Council in 2013.

All other methods of waste treatment remain prohibited. The city requested that CDPHE review all technical documents on behalf of the city and provide a recommendation. CDPHE recommended approval of the Engineering and Operations Plan (EDOP) and approval of the Certificate of Designation. The Certificate of Designation was the first to be issued in the city. Approval of the Certificate of Designation by City Council in February 2014 was unanimous.

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

This item presents a request by a business owner to transfer the Certificate of Designation issued originally to Colorado Medical Waste at 3131 Oakland Street on February 20, 2014. The new business owner, Trilogy MedWaste, will operate in a similar manner at the same location. CDPHE reviewed revisions to Trilogy's EDOP and recommended that the city approve transferring the certificate to Trilogy MedWaste (attached). Once CDPHE's review was complete, they published notice of a 30-day public comment period that was also noticed by Aurora's Communications Department. No public comments were received.

The business location will not change and is located in the I-2 Zone District, where medical waste treatment only by ozonation is permitted as a Conditional Use. All zoning regulations have been met and the city does not require any additional process. Trilogy MedWaste has a business license to operate in Aurora. The former business owners did not receive any Code Enforcement complaints and remained in compliance with discharge permits while operating as Colorado Medical Waste. The facility inspection requirements were fulfilled by CDPHE and no significant findings were reported during inspections.

There is no other location in Colorado that provides ozonation treatment of biomedical waste and the location is central to many healthcare facilities in Aurora and the surrounding jurisdictions. The

business owner may not begin waste treatment until the resolution transferring the Certificate of Designation is approved by City Council.

QUESTIONS FOR COUNCIL

Does the Committee wish to forward this resolution to Study Session for review by City Council?

LEGAL COMMENTS

(1) In considering an application for a proposed solid wastes disposal site and facility, the governing body having jurisdiction shall take into account:

(a) The effect that the solid wastes disposal site and facility will have on the surrounding property, taking into consideration the types of processing to be used, surrounding property uses and values, and wind and climatic conditions;

(b) The convenience and accessibility of the solid wastes disposal site and facility to potential users;

(c) The ability of the applicant to comply with the health standards and operating procedures provided for in this part 1 and such rules and regulations as may be prescribed by the department;

(d) Recommendations by county, district, or municipal public health agencies.

(2) Except as provided in this part 1, designation of approved solid wastes disposal sites and facilities shall be discretionary with the governing body having jurisdiction, subject to judicial review by the district court of appropriate jurisdiction.

(3)(a) Prior to the issuance of a certificate of designation, the governing body having jurisdiction shall require that the report, which shall be submitted by the applicant under [section 30-20-103](#), be reviewed and a recommendation as to approval or disapproval be made by the department and shall be satisfied that the proposed solid wastes disposal site and facility conforms to the local government's comprehensive land use plan and zoning restrictions, if any. Any technical conditions of approval made by the department in its final report shall be incorporated as requirements in the certificate of designation. The application, report of the department, comprehensive land use plan, relevant zoning ordinances, and other pertinent information shall be presented to the governing body having jurisdiction at a public hearing to be held after notice. Such notice shall contain the time and place of the hearing, shall state that the matter to be considered is the applicant's proposal for a solid wastes disposal site and facility, shall provide a description of such proposed site and facility, and shall provide a description of the geographic area that is within three miles of such proposed site and facility. The notice shall be published in a newspaper having general circulation in the county or municipality in which the proposed solid wastes disposal site and facility is located at least ten but no more than thirty days prior to the date of the hearing. In addition, the notice of such public hearing shall be posted at a conspicuous point in at least one location at the offices of the governing body having jurisdiction and in at least one location at the proposed site. Such notice shall be posted for a period beginning at least thirty days before the public hearing and continuing through the date of such hearing.

(b) At the public hearing held pursuant to the provisions of this subsection (3), the governing body shall hear any written or oral testimony presented by governmental entities and residents concerning such proposed site or facility. All such testimony shall be considered by the governing body having jurisdiction in making a decision concerning such application. For the purposes of this subsection (3), "residents" means all individuals who reside within the geographic area controlled by the governing body having jurisdiction or within three miles of the proposed site and facility or who own property which lies within three miles of such proposed site and facility without regard to which county or municipality such individuals reside within. C.R.S. Sec. 30-20-104 (Money)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: Type explanation here or enter N/A if no public financial impact.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: Type explanation here or enter N/A if no private fiscal impact.



Via Electronic Mail, c/o Karen J Hancock: khancock@auroragov.org

June 14, 2022

City of Aurora Planning Division
15151 E Alameda Parkway
Aurora, Colorado 80012

RE: Recommendation for Approval of Certificate of Designation Application
Trilogy MedWaste
3131 Oakland St., Aurora, CO
ADM80

Dear Karen J Hancock,

This letter is the formal response from the Hazardous Materials and Waste Management Division (the Division) regarding the City of Aurora's referral for technical review of an application for a certificate of designation as identified below.

Trilogy MedWaste Transfer of Ownership, January 2022
Application authors: Chad Plata, Trilogy Medwaste Compliance Director and ES&H; and Amy Hesselstine, P.E., Ardurra Group, Inc.

The application is for transfer of ownership of an existing ozone medical waste processing facility located at 3131 Oakland St, (hereafter the Facility). The application was made by Trilogy MedWaste, the entity that would own and operate the Facility. Although Trilogy MedWaste is not proposing changes to the Facility other than the ownership transfer from Colorado Medical Waste, Inc., the certificate of designation is not transferable so this ownership change requires the reissuance of the certificate of designation.

The Division initiated a technical review of the application following a completeness determination. The Division reviewed the Engineering Design and Operations Plan, for compliance with the requirements set forth in the Solid Waste Disposal Sites and Facilities Act, Title 30, Article 20, parts 1 and 10 (the Solid Waste Act) of the Colorado Revised Statutes (CRS), as amended, and with the regulations promulgated thereunder: the Regulations Pertaining to Solid Waste Sites and Facilities, 6 CCR 1007-2, Part 1 (the Solid Waste Regulations).

It is the determination of the Division that Trilogy MedWaste, as the owner/operator of the facility, can comply with technical, environmental, and public health standards of the Solid Waste Act and the Solid Waste Regulations if the Facility is constructed, operated, monitored and maintained as described in the Certificate of Designation Application and EDOP and with the Division's conditions of recommendation as stated below. Based on the Division's review and determination, the Division recommends, with conditions, that the Facility may be approved by the City of Aurora based on these and any local criteria.

The Division's recommendation for approval of the Application including the final revised EDOP (EDOP-TrilogyMedWaste-Dec2021.pdf) has the following conditions that must be incorporated into the Certificate of Designation, if issued by the local governing authority:

1. In accordance with Section 4 of the Solid Waste Regulations, third party financial assurance cost estimates for closure and post closure care (financial assurance cost estimate) must be submitted to the Division within sixty (60) days of the issuance of the certificate of designation (the CD).

Once the financial assurance estimates have been approved by the Division, the Facility will have thirty (30) days to submit a financial assurance mechanism for review and approval. The financial assurance mechanism must be in-place and approved by the Division before the start of construction of the Facility. Pursuant to Section 4 of the Solid Waste Regulations, the financial assurance cost estimate must be adjusted annual to account for inflation or deflation by using the implicit price deflator for the gross domestic product. Additionally, the Facility must replace the original cost estimate every five (5) years unless otherwise required by the Division. Any certificate of designation that is issued for this proposed facility does not become effective until the required financial assurance requirements and mechanism have been fully implemented.

2. Compliance with this CD requires the owner/operator comply with the attached EDOP and any future Department-approved EDOP conditions, including both Department approved revisions or additions to the EDOP and stand-alone plans necessary to comply with the Solid Waste Act and Regulations. Non-compliance of the EDOP as revised constitutes a violation of this CD. This CD need not be necessarily amended upon EDOP amendment unless required by the local governing authority. CDPHE reserves the right to make unilateral modifications to the EDOP language and conditions at any time during the life of the facility, including during the post closure care period. CDPHE will attempt to consult with the local governing body prior to doing so.
3. In addition to complying with the Division's Solid Waste Regulations, the Facility must comply with all relevant federal, state, and local regulations, including but not limited to the appropriate requirements of the Division of Water Resources, the Water Quality Control Division, and the Air Pollution Control Division.

Please also note that provisions of the Solid Waste Act found at CRS 30-20-104 reserve certain factors for consideration solely by the local governing authority as part of the review of a certificate of designation application. Accordingly, the Division's review is not intended to, nor did it, consider those local land use provisions. CRS 30-20-104 also warrants careful consideration by the local governing authority as it contains key procedural requirements for the issuance of a certificate of designation related to the timing of public notice and the public hearing.

If the application is approved, the final EDOP, and the issued certificate of designation or resolution containing the certificate of designation, must be placed in the Facility's operating record. Please provide a copy of any decision by [local governing agency] to the undersigned.

Should you have any questions about this recommendation or the conditions of if you would like to discuss the facility Application, feel free to contact Kira Gillette at kira.gillette@state.co.us.

Sincerely,



Jill Parisi, P.E.
Solid Waste Permitting Unit
Hazardous Materials and Waste Management Division

ec:

Chad Plata, Trilogy MedWaste, cplata@trilogymedwaste.com
Bob Spurgin, Spurgin & Associates, bob.spurgin@spurginassociates.com



RESOLUTION NO. R2022- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING A CERTIFICATE OF DESIGNATION FOR TRILOGY MEDWASTE TO ALLOW THE TRANSFER OF TITLE FOR AN EXISTING OZONE MEDICAL WASTE PROCESSING FACILITY LOCATED AT 3131 OAKLAND STREET, AURORA, COLORADO

WHEREAS, the City Council has received an application for transfer of title of an existing approved biomedical waste processing facility that uses proprietary ozonation technology, located at 3131 Oakland Street, Aurora, Colorado; and

WHEREAS, the Certificate of Designation (COD) is not transferable with title transfer; thus, the COD must be transferred via a new resolution; and

WHEREAS, this application has been referred to and the Colorado Department of Health and Environment has recommended approval by Aurora; and

WHEREAS, the City Council has held a public hearing on the application for COD, of which notice was provided in accordance with C.R.S. Sec. 30-20-104(3)(a); and

WHEREAS, the City Council has determined that the application is not inconsistent with the City's Comprehensive Plan or zoning regulations and is still consistent with the purpose and use that was formally approved in 2013; and

WHEREAS, following such hearing, the City Council determined that the COD may be reissued to allow for the transfer of title; and

WHEREAS, the City Council has approved the COD with the conditions set forth in the form of the Certificate that accompanies this Resolution.

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

Section 1. The Aurora City Council hereby approves Trilogy MedWaste's application for Certificate of Designation to operate a biomedical waste processing facility that uses proprietary ozonation technology located at 3131 Oakland Street, Aurora, Colorado, subject to the conditions set forth by the Colorado Department of Public Health and Environment (Exhibit A) and in the form of the Certificate of Designation (Exhibit B) that accompanies this Resolution.

RESOLVED AND PASSED this _____ day of _____, 2022.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

Daniel L Money RLA

DANIEL L. MONEY, Senior Assistant City Attorney



Via Electronic Mail, c/o Karen J Hancock: khancock@auroragov.org

June 14, 2022

City of Aurora Planning Division
15151 E Alameda Parkway
Aurora, Colorado 80012

RE: Recommendation for Approval of Certificate of Designation Application
Trilogy MedWaste
3131 Oakland St., Aurora, CO
ADM80

Dear Karen J Hancock,

This letter is the formal response from the Hazardous Materials and Waste Management Division (the Division) regarding the City of Aurora's referral for technical review of an application for a certificate of designation as identified below.

Trilogy MedWaste Transfer of Ownership, January 2022
Application authors: Chad Plata, Trilogy Medwaste Compliance Director and ES&H; and Amy Hesselstine, P.E., Ardurra Group, Inc.

The application is for transfer of ownership of an existing ozone medical waste processing facility located at 3131 Oakland St, (hereafter the Facility). The application was made by Trilogy MedWaste, the entity that would own and operate the Facility. Although Trilogy MedWaste is not proposing changes to the Facility other than the ownership transfer from Colorado Medical Waste, Inc., the certificate of designation is not transferable so this ownership change requires the reissuance of the certificate of designation.

The Division initiated a technical review of the application following a completeness determination. The Division reviewed the Engineering Design and Operations Plan, for compliance with the requirements set forth in the Solid Waste Disposal Sites and Facilities Act, Title 30, Article 20, parts 1 and 10 (the Solid Waste Act) of the Colorado Revised Statutes (CRS), as amended, and with the regulations promulgated thereunder: the Regulations Pertaining to Solid Waste Sites and Facilities, 6 CCR 1007-2, Part 1 (the Solid Waste Regulations).

It is the determination of the Division that Trilogy MedWaste, as the owner/operator of the facility, can comply with technical, environmental, and public health standards of the Solid Waste Act and the Solid Waste Regulations if the Facility is constructed, operated, monitored and maintained as described in the Certificate of Designation Application and EDOP and with the Division's conditions of recommendation as stated below. Based on the Division's review and determination, the Division recommends, with conditions, that the Facility may be approved by the City of Aurora based on these and any local criteria.

The Division's recommendation for approval of the Application including the final revised EDOP (EDOP-TrilogyMedWaste-Dec2021.pdf) has the following conditions that must be incorporated into the Certificate of Designation, if issued by the local governing authority:

1. In accordance with Section 4 of the Solid Waste Regulations, third party financial assurance cost estimates for closure and post closure care (financial assurance cost estimate) must be submitted to the Division within sixty (60) days of the issuance of the certificate of designation (the CD).

Once the financial assurance estimates have been approved by the Division, the Facility will have thirty (30) days to submit a financial assurance mechanism for review and approval. The financial assurance mechanism must be in-place and approved by the Division before the start of construction of the Facility. Pursuant to Section 4 of the Solid Waste Regulations, the financial assurance cost estimate must be adjusted annual to account for inflation or deflation by using the implicit price deflator for the gross domestic product. Additionally, the Facility must replace the original cost estimate every five (5) years unless otherwise required by the Division. Any certificate of designation that is issued for this proposed facility does not become effective until the required financial assurance requirements and mechanism have been fully implemented.

2. Compliance with this CD requires the owner/operator comply with the attached EDOP and any future Department-approved EDOP conditions, including both Department approved revisions or additions to the EDOP and stand-alone plans necessary to comply with the Solid Waste Act and Regulations. Non-compliance of the EDOP as revised constitutes a violation of this CD. This CD need not be necessarily amended upon EDOP amendment unless required by the local governing authority. CDPHE reserves the right to make unilateral modifications to the EDOP language and conditions at any time during the life of the facility, including during the post closure care period. CDPHE will attempt to consult with the local governing body prior to doing so.
3. In addition to complying with the Division's Solid Waste Regulations, the Facility must comply with all relevant federal, state, and local regulations, including but not limited to the appropriate requirements of the Division of Water Resources, the Water Quality Control Division, and the Air Pollution Control Division.

Please also note that provisions of the Solid Waste Act found at CRS 30-20-104 reserve certain factors for consideration solely by the local governing authority as part of the review of a certificate of designation application. Accordingly, the Division's review is not intended to, nor did it, consider those local land use provisions. CRS 30-20-104 also warrants careful consideration by the local governing authority as it contains key procedural requirements for the issuance of a certificate of designation related to the timing of public notice and the public hearing.

If the application is approved, the final EDOP, and the issued certificate of designation or resolution containing the certificate of designation, must be placed in the Facility's operating record. Please provide a copy of any decision by [local governing agency] to the undersigned.

Should you have any questions about this recommendation or the conditions of if you would like to discuss the facility Application, feel free to contact Kira Gillette at kira.gillette@state.co.us.

Sincerely,



Jill Parisi, P.E.
Solid Waste Permitting Unit
Hazardous Materials and Waste Management Division

ec:

Chad Plata, Trilogy MedWaste, cplata@trilogymedwaste.com
Bob Spurgin, Spurgin & Associates, bob.spurgin@spurginassociates.com



CERTIFICATE OF DESIGNATION**CITY OF AURORA, COLORADO****NOTICE: THIS MUST BE PLACED IN A CONSPICUOUS
PLACE AT ALL TIMES**

In accordance with the provisions of the Colorado Solid Wastes Disposal Sites and Facilities Act, §§ 30-20-100.5-123, C.R.S., as amended (the "Act"), and the Regulations Pertaining to Solid Waste Sites and Facilities, 6 C.C.r. 1007-2 Part 1, as amended (the "Regulations"), the City Council ("Council") of the City of Aurora, Colorado ("City"), hereby designates the following site for the disposal of solid waste:

Type of Site or Facility: Ozone Medical Waste Processing

Name of Responsible Owner: Trilogy MedWaste, Inc.

Address and Location of Site: 3131 Oakland Street, Aurora, Colorado 80010

1. In accordance with Section 4 of the Solid Waste Regulations, third party financial assurance cost estimates for closure and post closure care (financial assurance cost estimate) must be submitted to the Division within sixty (60) days of the issuance of the certificate of designation (the CD).
2. Compliance with this CD requires the owner/operator comply with the Engineering Design and Operations Plan (EDOP) and any future Department-approved EDOP conditions, including both Department approved revisions or additions to the EDOP and stand-alone plans necessary to comply with the Solid Waste Act and Regulations. Non-compliance of the EDOP as revised constitutes a violation of this CD. This CD need not be necessarily amended upon EDOP amendment unless required by the local governing authority. CDPHE reserves the right to make unilateral modifications to the EDOP language and conditions at any time during the life of the facility, including during the post closure care period.
3. In addition to complying with the Division's Solid Waste Regulations, the Facility must comply with all relevant federal, state, and local regulations, including but not limited to the appropriate requirements of the Division of Water Resources, the Water Quality Control, Division, and the Air Pollution Control Division.



CITY OF AURORA

Council Agenda Commentary

Item Title: Development Review Update, Workload, and Resources
Item Initiator: Jason Batchelor, Deputy City Manager. Laura Perry, Deputy City Manager
Staff Source/Legal Source: Jason Batchelor, Deputy City Manager. Laura Perry, Deputy City Manager
Outside Speaker: N/A
Council Goal: 2012: 4.2--Communicate Aurora's vision, quality of life, economic development successes, and business climate

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2022

ITEM DETAILS:

Title: Development Review Update, Workload, and Resources.

Sponsors: Jason Batchelor, Deputy City Manager. Laura Perry, Deputy City Manager

Outside Speaker: N/A

Estimated Presentation / discussion time: 20 Minutes

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

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

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

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

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

HISTORY (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

N/A

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

Agenda

1. Development Review Fund Proforma January – May 2022
2. Development Workload and Performance January – May 2022
3. Focus of Performance
 - Process Improvement Road Map Project Plan Status Update
 - Resource Request & Staffing

QUESTIONS FOR COUNCIL

Does the committee agree to activate eight (8) FTE positions within the Development Review Fund?

LEGAL COMMENTS

The Planning and Economic Development Committee shall recommend objectives and initiatives in the following areas: Annual reports from the following boards and commissions: a. Board of Adjustment & Appeals b. Business Advisory Board c. Oil and Gas Advisory Committee d. Planning & Zoning Commission. (Council Rules Appendix A(F)). (Rulla)

PUBLIC FINANCIAL IMPACT

- YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

- Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A.



Development Review Update

Focus of Performance

Q2 2022 July 13, 2022

Planning and Economic Development Council Committee July 2022

Agenda

- Development Review Fund Proforma January – May 2022
- Development Workload and Performance
- Focus of Performance
 - Process Improvement Road Map Project Plan Status Update
 - Resource Request & Staffing



Development Review Fund

The development process includes cross-departmental collaboration between the Office of Development Assistance (ODA), Planning, Public Works, PROS, and Aurora Water.

The **Development Review Fund (DRF)** was created in 2002 to address developer demand for a consistent and predictable approval process for development, land planning, engineering, and building permits.

Revenues

- Originate from development-related fees for various plan reviews, permits, and inspections.
- Revenues that exceed planned expenditures remain in the DRF creating a contingency reserve.
- The reserve stabilizes the Development Review program in case revenues decline, or unexpected program needs arise.
- Revenues and expenditures will fluctuate over time, depending on the level of new development and construction activity within the city and the resulting changes in plan review and inspection activity.

Development Review Fund Summary

	2020 Actuals	2021 Actuals	2022 Budget	2022 Projected
SOURCES OF FUNDS				
Revenues				
Licenses and Permits (Building)	\$ 13,970,758	\$ 17,104,942	\$ 16,237,075	\$ 14,500,000
Public Works Engineering	\$ 2,411,768	\$ 4,839,311	\$ 2,800,000	\$ 4,250,000
Planning	\$ 2,269,294	\$ 4,267,673	\$ 2,217,000	\$ 3,900,000
Charges for Services Total	4,681,062	9,106,984	5,017,000	8,150,000
Investment Income	271,434	185,871	189,766	201,326
Other Revenues	-	48,841	25,000	25,000
Proceeds from sale of assets	-	-	-	-
Subtotal Revs Before Transfers In	\$ 18,923,254	\$ 26,446,638	\$ 21,468,841	\$ 22,876,326
Transfers In (from other funds)	-	-	-	-
Total Sources Before Decrease in FA	\$ 18,923,254	\$ 26,446,638	\$ 21,468,841	\$ 22,876,326
USES OF FUNDS				
Expenditures				
Personal Services	\$ 13,116,899	\$ 13,878,938	\$ 15,740,791	\$ 15,000,000
Allocated expenses	254,580	342,720	3,597,203	3,597,203
Supplies & Services	3,201,792	4,982,396	3,206,371	5,000,000
Interfund Charges	243,963	262,569	301,645	300,000
Capital Related	-	53,989	125,000	125,000
Subtotal Exps Before Transfers Out	\$ 16,817,234	\$ 19,520,612	\$ 22,971,010	\$ 24,022,203
Transfers Out (to other funds)	2,230,337	2,274,944	-	-
Total Uses Before Increase in FA	\$ 19,047,571	\$ 21,795,556	\$ 22,971,010	\$ 24,022,203
To Increase Funds Available	-	4,651,082	-	-
Total Uses	\$ 19,047,571	\$ 26,446,638	\$ 22,971,010	\$ 24,022,203
FUNDS AVAILABLE				
Beginning Funds Available	\$ 11,508,987	\$ 11,384,670	\$ 16,035,752	\$ 16,035,752
Net Changes in Funds Available	(124,317)	4,651,082	(1,502,169)	(1,145,877)
Total Ending Funds (Cash Basis)	\$ 11,384,670	\$ 16,035,752	\$ 14,533,583	\$ 14,889,876

Year to date Jan – May 2022
Revenues are trending over
2022 Budget

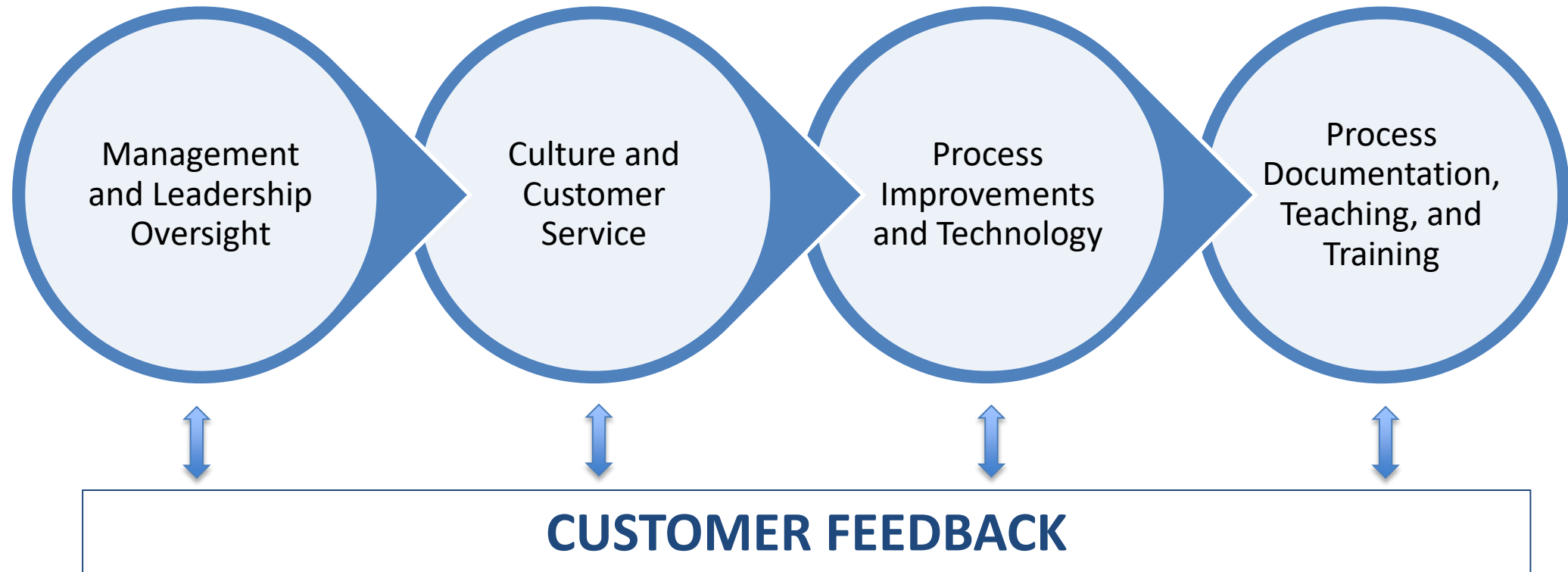
Expenditures are trending over
2022 Budget

Development Review Fund Workload

	January 2022	February 2022	March 2022	April 2022	May 2022	YTD 2022	YTD 2021	2022 / 2021
Office of Development Assistance								
Pre-Application Meetings	20	20	24	19	18	101	98	3%
Pre-app meeting notes completed within established timeframes Goal: 100%	100%	100%	92%	100%	89%	96%	100%	
Planning								
Development Applications	22	31	21	17	25	116	85	36%
Plans reviewed within established timeframes. Goal: 95%	70%	77%	65%	79%	87%	76%	70%	
Public Works								
Public Works Engineering								
Total Civil Plan Sets	22	21	28	44	32	147	184	-20%
Civil plans reviewed within established timeframes. Goal: 95%	73%	74%	68%	80%	75%	74%	69%	
Total Drainage Plan Sets	11	8	20	7	12	58	57	2%
Drainage plans reviewed within established timeframes. Goal: 95%	71%	81%	75%	63%	72%	76%	73%	
Real Property Easement (RD)	3	3	1	14	16	37	21	76%
Complete 80% of on-site easement releases & off-site easement dedications within deadline.	54%	63%	36%	44%	60%	51%	82%	
Real Property License (RL)	12	10	11	30	22	85	56	52%
Complete 80% of development related licenses within the assigned deadline	73%	71%	73%	74%	77%	74%	59%	
Public Works Building								
Total Building Permits Issued	1,096	1,101	1,330	1,388	1,438	6,353	6,961	-9%
Building Plan Set Reviews	1,397	1,293	1,855	1,812	2,192	8,549	7,319	17%
Plans reviewed within established timeframes. Goal: 90%	99%	100%	98%	99%	98%	99%	100%	
Inspections Completed	9,250	9,406	11,270	11,072	11,260	52,258	54,989	-5%
Building inspections on the day requested. Goal: 90%	99%	99%	98%	99%	93%	98%	96%	

Focus of Performance

Development Review – Challenges and Planned Solutions



“Our goal is to get projects to approval while meeting City codes and regulations.”

RoadMap Description

Initiative	Description	Status
Development Review Governance Committee	Provides leadership and governance to effectively and efficiently implement citywide process improvements that improve the effectiveness of our services for the Development Staff and Customers.	Complete
Expedited review process (ASAP)	Pad site ready developments (infrastructure in place, approved plans and density/land use not changing).	Complete
In-Person Meetings	In-person, hybrid, or 100% virtual meetings are available to meet all customers needs and preferences.	Complete
ODA Pre-Application Meetings	ODA meetings are optional but highly encouraged, current lead time is approximately three weeks (June 2022).	Complete
Inspections	<p>Q3 2022; Public Works contracted with a 3rd-party for Public Improvement paving inspections and will continue to augment staff inspectors with 3rd party support</p> <p>Building Division utilizes 3rd-party inspections for roofing as needed based on workload.</p>	Complete

Roadmap Description (Continued)

Initiative	Description	Status
TCO Extension Fee	Beginning June 1, 2022, the TCO extension fee will no longer be administered for Single Family Permits. The TCO extension fee will also no longer be charged for Commercial and Multi-Family permits. Due to code requirements specified in the IRC (R110.4) and IBC (111.3) require an expiration date be recorded when a TCO is granted.	Complete; June 2022
Public Works Reorganization	Realign Development Review staff into a consolidated Public Works Division to include Engineering, Traffic, Real Property, Public Improvements, Building.	In Process; phased implementation Q2 through Q4 2022
	Transferred Drainage to Aurora Water	Complete May 2022
	Permit Center Cross Training with Real Property for Consolidated In-Take and Approvals (Engineering/Traffic to Follow)	In Process; August 2022
	Public Improvement Inspection Operations transitioning to Building Inspections Operations	In Process; kick-off July 2022
Digital Mylars	Digital mylars process coordination with Adams, Arapahoe, and Douglas County.	In Process; Beta Pilot Testing; go-live Q3 2022

Roadmap Description (Continued)

Initiative	Description	Status
Guidance & Reference Manuals Updates	Update all Development related Manuals & Guidance documents; Drainage, Roadway Specs, Real Property, Traffic, and Zoning (UDO).	In Process; scoping project plans Q2 2022; Phased implementation; on-going
	Roadway Design & Construction Specifications Manual Update	In Process; Public outreach begins July 2022 Complete Fall 2022
	Unified Development Ordinance (UDO)	In Process; Developing Project Plan with Consultant. Phased Implementation
	Drainage Manual	In Process; Developing Project Plan & Scope; Phased implementation
Plan Review Comments Tracking and Scorecard	Implement a more streamlined approach for documenting, managing, and sharing comments amongst all divisions/departments.	Developing project plans Q2-Q3 2022 Phased Implementation

Roadmap Description (Continued)

Initiative	Description	Status
Third Party Referrals	Identify roles & responsibilities for external reviews for CDOT, DEN, XCEL, etc. evaluate the State Model where this is the obligation of the development community for compliance with third party entities.	Developing project plans Q3 2022
Plan Intake, Corrections & Resubmittals	Update checklists and requirements documentation for plan submittal for all phases of development.	In Process; scoping project plans Q2, 2022; phased
Large Project Development Review	Enhanced development review process oversight & management for large scale projects.	Developing project plan & Scope Q2 2022
Evaluate Timelines and Clocks	Evaluate timelines based on scope and complexity of projects. Reevaluate 3-2-1 review cycles for Engineering. Establish review timelines for Drainage.	Developing project plans; Phased Implementation 2023
Milestone Approvals	Enhance and clarify the standard development review process to include approvals at defined milestones throughout the submittal process.	Not Started. Predecessor: Guidance & Reference Manuals Updates; Plan Intake
Multi-department review teams	Create project-based COA plan review teams. Small work teams could be formed based on project location, specific requirements criteria, and scope.	Developing project plans Q3-Q4 2022; 2023

Development Review Process Improvement RoadMap



Development Review Staffing

Department	2019	2020	2021	2022
ODA	6	7	8	10
Planning	20	22	22	23
Public Works				
Engineering	20	22	25	31
Building	68	69	68	74
PROS (Park Development)	0	0	0	1
Process Improvement Office/Accela	0	1	4	4
Total	114	121	127	143

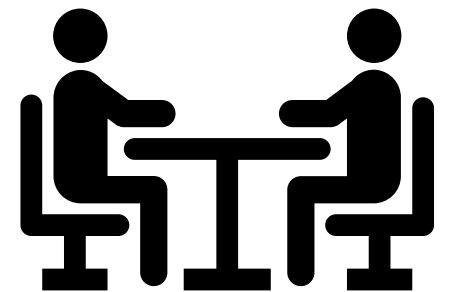
Public Works and Aurora Water is augmenting workload through contract services from outside review firms for Engineering, Drainage, Real Property, and Traffic.

Request for Additional Staff

- Public Works, Planning, and Aurora Water are augmenting workload through contract services from outside review firms for Engineering, Drainage, Real Property, Landscaping, and Traffic.
- Overtime is utilized in key workgroups.

Request to add eight (8.0) FTE

Item Number	Department	Title	Desc	Proposed
1	Water	Project Engineer	Drainage	\$ 98,000
2	Water	Engineer	Drainage	\$ 85,000
3	Water	Engineer Tech	Drainage	\$ 75,000
4	Public Works	Life Safety Supervisor	Building	\$ 130,000
5	Public Works	Permit Center Supervisor	Building	\$ 130,000
6	Public Works	Plans Review Manager	Engineering	\$ 140,000
7	Planning	Planning Supervisor	Planning	\$ 130,000
8	Planning	Project Coordinator	Planning	\$ 70,000
		8 Activated NDUs in DRF		\$ 858,000



Questions?





CITY OF AURORA

Council Agenda Commentary

Item Title: Retail Presentation – ICSC 2022
Item Initiator: Andrea Amonick, Development Services Manager
Staff Source/Legal Source: Robert Oliva Retail/Commercial Supervisor; Daniel L. Money, Senior Assistant City Attorney
Outside Speaker: n/a
Council Goal: 2012: 5.7--Develop and maintain an aggressive retail retention and expansion strategy

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Title: Retail Presentation ICSC 2022

Staff/Legal Source: Bob Oliva, Retail/Commercial Supervisor/Rachael Allen, Client Manager

Estimated Presentation/Discussion Time: 20/10 minutes

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

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

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 7/13/2022

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.)

Since 2014, staff from Development Services has attended the Annual ICSC Recon meeting in Las Vegas in May of each year. During 2020, the conference was cancelled due to Covid, and in 2021 a much smaller version of the conference was held in December.

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

In December of 2021, ICSC determined that the regular May conference would be held and staff made plans to attend. We rebranded the booth, raised the ceiling heights for visibility and pulled together a small team to attend the conference. The conference was held on Monday, May 23rd – Tuesday, May 24th 2022; staff arrived a day early to set up the booth. We had approximately 50 meetings, during the 1½ day conference. This presentation will include an overview of the meetings, the show, and discussions, as well as a summary of conversations involving helping retailers and developers. An overview of current retail programs and planned followup on past discussions will be addressed.

QUESTIONS FOR COUNCIL

Information only

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 § 7-4(e)). (Money)

PUBLIC FINANCIAL IMPACT

- YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

- Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A

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/Closed Businesses:

1. NEW Primary Care Clinic – Coming Soon to the Havana Tower by Malik K.
2. NEW Infiniti Home Healthcare – Havana Tower – 1450 S Havana St Ste 200
3. NEW Mexican Seafood Restaurant coming soon - Former Village Inn
4. NEW leases coming soon to AMCAP - Gardens on Havana at the former Xfinity store and hair salon space
5. DMZ Pub Closed at the end of April 2022 – new ownership –NEW Business – [Mr. Tang](#) – Korean Specialty Soup Restaurant - Coming Soon – July 1, 2022
6. NEW ownership at [Shinee Blinds](#) - p: 720-365-8463, CM@Shineeblindsco.com, **1205 S Havana St., B2 Aurora, CO 80012**, <https://shineeblindsco.com/>
7. NEW ownership at CM Nails - 1913 S Havana St, Aurora, CO 80014
8. Fantastic Sam’s Closed and did not renew their lease on May 31, 2022. Owner changed careers. Space at M&H Shopping Center near King Soopers is now available for lease. Contact AMCAP at **Jodi Bothwell**, Director - Property Management, jbothwell@amcap.com, O: 303.321.1500 | F: 303.321.0662 | C: 303.817.2965, www.amcap.com
9. Kum & Go - Havana & Yale - pre-construction work will begin in 2022 and plans to open in Early 2023, plans to include an 8x8 concrete art pad to support the public art program for Art2C/AAIPP program and new monument sign with OHS district markers
10. [人间烟火 U&I BBQ Karaoke Room Bar](#) - Now Open – June 2022 - Chinese cuisine and karaoke, former restaurant, and karaoke business KTV and Century Asian Cafe/Noodle House Closed. <https://www.renjianyanhuoui.com>, 1555 S Havana St Unit B & C, Aurora, CO 80012, 303-750-0059

District Identity:

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

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

- **\$500 Frozen Treats Giveaway** – Enter [Here](#), [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
 - **Saturday, July 16, 2022, 10am-11am, [High Altitude Martial Arts - FREE Outdoor Kickboxing Class at the Havana Street Global Market](#)**, 2832 S Havana St # ZZ, Aurora, CO 80014, Participants Receive an OHS gift card. Learn More [Here](#)
 - **Saturday, July 16, 2022, 10-2pm, Taste of On Havana Street at the Havana Street Global Market**, Sambuusa Samples from **Golf First Ethiopian Restaurant**, 1st 100 attendees will enjoy a delicious sambuusa
 - **Saturday, July 16, 2022, 10-2pm, Ethiopian Coffee Ceremony with Amatula:** The Ethiopian coffee ceremony is an important part of Ethiopian culture. It involves roasting coffee beans, and the ceremony can take hours. The ceremony is also considered to be the most important social

occasion in many villages, and it is a sign of respect and friendship to be invited to a coffee ceremony. 'Buna tetu' which translates to 'come drink coffee' is a famous communal tradition in Ethiopia.

- **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