

APPROVED

**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 Osoba, 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:

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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.

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- 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

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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.

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- 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

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- 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