



AGENDA

Planning and Economic Development Policy Committee

August 10, 2022

8:30 am

VIRTUAL MEETING

City of Aurora

15151 E Alameda Parkway

Public Participation Dialing Instructions

Call in Number: (408) 418-9388

Access Code: 2499 208 4316

[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

July 13, 2022 Draft Subject to Approval - Council Member Jurinsky

3. **General Business**

3.a. **Introduction of New Management Assistant - Crystal Vigil**

Jeannine Rustad

- 3.b. Retail Redevelopment Policy Update** 10
- Title: Update of the Existing Retail Redevelopment Policy Guidelines
 Sponsor: Francoise Bergan, Mayor Pro Tem
 Staff / Legal Source(s): Andrea Amonick, Development Services Manager; Bob Oliva, Retail/Commercial Supervisor / Rachel Allen, Client Group Manager/Brian Rulla, Assistant Attorney II
 Estimated Presentation/Discussion Time: 5/10 minutes
- 3.c. Aerotropolis District /Northeast Aurora Development Update** 16
- Title: Update regarding the ongoing development in Northeast Aurora and the alignment of Aerotropolis Parkway
 Staff / Legal Source(s) Mindy Parnes, Long Range Planning Manager/ Mac Callison, Transportation Planning Supervisor / Dan Money, Senior Assistant City Attorney
 Estimated Presentation/Discussion Time: 15/10 minutes
- 3.d. Aurora Economic Development Strategy** 43
- Title: Proposal for the creation of an Aurora Economic Development Strategy
 Staff / Legal Sources: Daniel Krzyzanowski, Planning Supervisor, and Jennifer Orozco, Senior Development Project Manager, Planning and Development Services Department / Daniel Money, Senior Assistant City Attorney
 Estimated Presentation / Discussion Time: 10 / 10 minutes
- 3.e. A Resolution in Support of Enhanced Design Guidelines for Chase Drains** 46
- Title: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA,
 COLORADO, IN SUPPORT OF ENHANCED DESIGN GUIDELINES FOR INSTALLATION OF CHASE DRAINS AS A PART OF NEW DEVELOPMENT IN AURORA
 Sponsor: Mayor Pro Tem Francoise Bergan
 Staff / Legal Source(s): Victor Rachael, Deputy Director of Public Works Engineering / Michelle Gardner, Sr. Assistant City Attorney
 Estimated time: 5 min presentation / 5 min discussion

4. Miscellaneous Matters for Consideration

4.a. Aurora Economic Development Council

Yuriy Gorlov

4.b. Havana Business Improvement District

50

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

52

No verbal Report. The 2Q written report is included in the agenda packet

4.f. Business Advisory Board

NO REPORT

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 September 14, 2022, at 8:30 AM MT

6. Adjournment

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

Date: July 13, 2022

Time: 8:30 am

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

Others Present Mayor Pro Tem Bergan
Adrian Botham, Alicia Montoya, Andrea Amonick, Becky Hogan, Blake Fulenwider, Bob Oliva, Brad Pierce, Brandon Cammarata, Brian Rulla, Bruce Dalton, Cathy DeWolf, Chad Argentar, Chance Horiuchi - On Havana Street, Cindy Colip, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, Diana Rael, Elena Vasconez, Francoise Bergan, Gayle Jetchick, Jack Bajorek, Jacob Cox, Jake Calegari, Jason Batchelor, Jeannine Rustad, Jeffrey Moore, Jennifer Orozco, Jessica Prosser, Jose Rodriguez, Julie Patterson, Karen Hancock, Kevin Hougen, Laura Perry, Marcia Marcia, Margie Sobey, Mark Witkiewicz, Megan Waldschmidt, Melissa Rogers, Melvin E Bush, Michelle Gardner, Mike Dean, Mindy Parnes, Morgan Cullen, Rachel Allen, Scott Berg, Stephen Rodriguez, Sunny Banka, Tod Kuntzelman, Victor Rachael

1. CALL TO ORDER

2. APPROVAL OF JUNE 15, 2022 DRAFT MINUTES–COUNCIL MEMBER JURINSKY

2.a The minutes were approved.

3. GENERAL BUSINESS

3.a Update on the Airport Overlay for Centennial Airport

Summary of Issue and Discussion:

Karen Hancock, Principal Planner / Dan Money, Senior Assistant City Attorney

Karen Hancock presented the request to update the airport influence overlay on the city zoning map. Aurora maintains the airport overlay to ensure that development

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around airports is compatible with airport operations. The Centennial Airport requested to update the airport overlay to include more current noise contours which were last updated in 2008. The Federal Aviation Administration (FAA) has a protocol for calculating contours which are then provided to the city. Areas in the airport influence district must have aviation easements meaning that the property is in an area experiencing frequent aircraft overflights. Areas where residential uses are permitted must include noise attenuation and construction. However, residential use is not permitted in areas closest to the airport. Current and proposed contours do not overlap with city limits. Centennial Airport staff requested that Aurora reflect current information in the city’s zoning map since Centennial Airport is an important economic generator for city staff. Since there is no proposed change to property rights in Aurora, the City Attorney’s Office determined that an ordinance is not required.

Outcome:

The committee unanimously approved this item.

Follow-up Action:

None required.

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

Summary of Issue and Discussion:

Karen Hancock, Principal Planner/ Dan Money, Senior Assistant City Attorney

Karen Hancock presented the resolution to transfer a Certificate of Designation for biomedical waste treatment. In 2012, a request was received to permit biomedical waste treatment in Aurora in an industrial zoned area of the city. The technology uses ozone to treat biomedical waste and remove pathogens. Waste volume is reduced, and water and oxygen are produced as byproducts. The treatment process takes place in a fully contained machine in a building. The zoning change and documentation required by the state were approved in 2014, and the business has been operational since then. The property has no code enforcement violations and maintains compliance with all state and city regulations. The technology used is currently the only one in Colorado and they operate near the Fitzsimons Anschutz Campus in an industrially zoned area of the city. Recently, the business was sold to Trilogy Med Waste. State statute requires that the city issue a certificate of designation for the facility to operate. To be in compliance with state statute, the city will need to transfer the certificate of designation to the new owners via a resolution. Trilogy MedWaste will operate the business in the same manner as the previous owners. Based on a review of their engineering and environmental plans, the state recommended that the city approve the transfer. Certificate of Designations are governed by state requirement and not regulated by the UDO. A 30-day public comment period was

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opened during the review of the engineering and operations plan. No public comments were received.

Outcome:

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

Follow-up Action:

Staff will add this item to the agenda for the August 1, 2022 study session.

3.c. Development Review Update, Workload, and Resources**Summary of Issue and Discussion:**

Jason Batchelor, Deputy City Manager / Brian Rulla, City Attorney

Jason Batchelor and Laura Perry presented this item. The Development Review Fund (DRF) was created to allow development to pave its own way. All fees during the development application process go into the DRF. From January to May of 2022, revenues are trending over what has been budgeted due to strong development activity. Similarly, expenditures are trending over due to the increased workload that necessitates further hiring. Compared to 2021, there are high volumes and an increasing workload in 2022. The city staff is working on raising the performance numbers that are not meeting the standard. Based on the outcomes of the Red Tape Reduction Committee, city staff is directed to work on providing a timely review for the development community. Several initiatives were made in line with the four focus areas of performance to improve the development review process.

The development review governance committee has been completed. Senior management across all departments are involved and are meeting regularly to look at process and workload issues. The expedited review process has been reinitiated and is available for projects that meet the set criteria. In-person meetings are made available upon request. Staff is continuing to relay that pre-application meetings are not mandatory. They are also searching for projects that may have requested a pre-application meeting and reaching out to them to answer any questions so that they do not need to go through the pre-app. Third-party inspections are being continued and added on as workload increases. The Temporary Certificate of Occupancy (TCO) Extension fee will no longer be administered for single-family permits. Public Works is in the process of reorganization and has already transferred drainage to Aurora Water. There are still components of the reorganization that are still in process. Staff met with Adams, Arapahoe, and Douglas counties to test an entirely digital process for digital mylars. The Guidance and Reference Manuals are in the process of being updated. Plan Review Comments Tracking and Scorecards are in the process of being implemented. Staff will look at the total time for a project to be completed from submission. It will track the different components and reviews and determine if the project was completed on time. Staff

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is working with outside agencies on third-party referrals. An intake checklist will also be developed to ensure that applicants clearly understand what the requirements are and reduce incomplete submittals. Large project reviews are also underway. Staff will evaluate timelines and clocks to ensure that late comments are not given and that ensure that requirements are being met. Staff will include the approval of defined milestones throughout the submittal process. This will be done once the guidance manuals and checklists are accomplished. A multi-department review will be done to look at individual projects and ensure that they are not getting held up by different silos and the number of different agencies. Staff will work with the development community and receive feedback on the development review process.

Public Works and Aurora Water are augmenting workload through contract services from outside review firms for Engineering, Drainage, Real Property, and Traffic. Through the development review fund, there are non-departmental units. These are authorized full-time employees (FTE). As workload increases and there is a need to hire additional staff to meet timelines, the staff is requesting to pull down eight FTEs that are authorized but not funded. Aurora Water is requesting three FTEs to accomplish the on-time metrics and work through other tasks such as drainage manual updates. The additional FTES will decrease staff overtime and meet deadlines for plan review, FEMA report review, preliminary drainage reports, and master drainage reports. The Public Works Building Division is requesting for two new supervisors that are working supervisors. Life Safety is seeing an increase in workload and the supervisor will handle daily supervisory issues and allow for the life safety manager to engage in advisory services and other needed tasks. The additional FTE will allow the maintenance of customer service levels as the building division has maintained its high performance and on-time metrics. The Permit Center is also requesting for a new supervisor since the consolidated planned intake moved over real property easements, license agreements, and civil plans to the permit center. The additional supervisor will conduct quality control checks, training, management, and customer service. Public Works is also requesting for a Plan Review Manager that will report directly to the new Deputy Director of Development Review and Public Works. The manager will ensure consistency around process improvements, policies, and criteria. Planning is requesting for a supervisor and project coordinator. The Planning Supervisor will ensure that the number of staff they are supervising is workable and manageable. They will also provide senior-level review early in the process and avoid late comments. The project coordinators will be focused on tasks outside of the actual review to ensure that planners are focused primarily on reviewing.

- Council Member (CM) Lawson mentioned that there are still developers that have challenges with in-person meetings and having to go to multiple departments and connecting with different people. She asked how these situations have changed since the last discussion. Jason Batchelor stated that when developers have issues, they must go to their project manager. The Office of Development Assistance (ODA) is responsible for answering questions and

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setting up meetings or phone calls. He added that they would love to know their experiences to identify problems and fix them. He mentioned that in-person meetings are already available.

- Jacob Cox, the ODA Manager, stated that the ODA offers a spectrum of meeting options for developers: hybrid, large-group meetings, Microsoft Teams calls, etc. He added that they are offering developers options to meet their needs, take away silos, and provide a holistic approach to their project specifics.
- CM Zvonek asked with any of the proposed FTEs can be filled by contractors. J. Batchelor said that the consultant community is equally facing challenges in terms of hiring and capacity. Jeannine Rustad added that they have contracted landscape reviews and they took the last hours that the consultant would be available. She mentioned that it was a maximum of about 30 hours per week.
- Laura Perry mentioned that Sarah Young reached out to different contractors and was told that they have no capacity to take on additional work. She mentioned that they are consistently monitoring this with workload and performance metrics as they use contractors to augment staff in engineering, real property, and drainage.
- Mayor Pro Tem Bergan asked if the DRF includes review fees for planning and engineering in the entitlement process. J. Batchelor said that it includes fees paid during the development application reviews, building permits, etc. He mentioned that it does not include the major fees such as impact fees or connection fees and water utility. These would go to the Water Capital Fund or the Capital Projects Fund.
- Mayor Pro Tem Bergan asked if the architectural fees go somewhere else. She mentioned that it is around \$1,000 per house on average. J. Batchelor said that they have architectural standards such as masonry that are part of the development standards, and they may add costs to the project. However, he mentioned that he is not sure if they are charging fees for this. J. Rustad said that they are working with a consultant to review the process and she will get back to Mayor Pro Tem Bergan on this item.
- Mayor Pro Tem Bergan asked how many FTEs are in Planning. J. Batchelor said that they currently have two supervisor positions but only one is still filled. J. Rustad mentioned that Heather has been gone for a month and a half. J. Batchelor said that they are in the process of advertising and filling the second position and are requesting to add another FTE as the third supervisor.
- CM Jurinsky asked if they are actively letting the development community know about the updates and changes to the process. J. Batchelor said that they have a Joint Task Force with large home builders and developers that meet every other month. J. Cox said that the TCO extension fee is on the agenda for the next meeting in August.
- CM Zvonek mentioned that the communications team is working on a website to track progress and updates from the Red Tape Reduction Committee. He said that it is on the city's page and is entitled Aurora Here for Business. He requested the people on the call and the Business Advisory Board to share the website.

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- CM Jurinsky mentioned that she wants to make sure that they are actively engaging with the development community and letting them know of the changes being made to the processes and the fees.

Outcome:

For information only.

Follow-up Action:

None required.

3.d. Retail Presentation – ICSC 2022**Summary of Issue and Discussion:**

Bob Oliva, Retail/Commercial Supervisor / Rachael Allen, City Attorney

Bob Oliva presented this item. The International Council of Shopping Centers changed its name to Innovative Commerce Service Communities to reflect the view that retail is part of a larger development community that creates a sense of place. City staff decided to show that Aurora is a very exciting place to do business. Aurora's booth received a lot of attention from other municipalities and developers, retailers, merchants, brokers, center owners, etc. They presented to large developers like Aurora Highlands and talked about their overall mix. City staff got involved in some master planning as the developer asked for details about the recommended retail to have. Staff presented the services available to them. Staff also met with Aurora One since they are doing business near Murphy Creek. Retailers and merchants are looking into demographics and city staff can assist them in understanding their market and show them how each ward has an area for their location. Aurora can offer technology to merchants such as Southlands. City staff tracked Southlands' visit through geofencing and discovered that a lot of their patrons are coming from farther away. Due to this, they are planning to market their events further to draw more people. Southlands bought the placer data for themselves. Placer data is offered to developers, existing owners, and retailers. Through these data, their locations can be geofenced to show more information about their customers. This technology is not provided by other cities. Aurora is also motivated to help restaurants since they employ more people and produce more sales tax dollars per square foot compared to retail. Restaurants also don't necessarily have the demographic or psychographic profile of their customers. Due to this, the city has the Aurora Restaurant Program that allows qualified candidates to put and incubate restaurants in each ward.

Staff also met with brokers since they are the bridge between the retail community and the development community. Brokers deliver information from the city to the tenants and developers. They put together the information of a site in a brochure and send it out to thousands of people on their mailing list instantly. Information on Void Analysis, Placer, or Canvasser is provided to owners of existing centers. The city also helps them pursue larger anchor tenants and partner with innovative marketing ideas such as the photo studio. This photo studio can go to every unit to take pictures of all the items in the store to be put online. The city also offers assistance for

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redevelopments and provides them with information on new trends, concepts, and players in the marketplace. Some developers in the northeast tell their developer contacts that they should be developing in Aurora. City staff hands out the developer's brochures and promotes their projects in Aurora's ICSC booth. The booth also has meeting spaces for the developing community and helps create connections between brokers and developers. A Welcome Letter will be provided to new retail and restaurant businesses in the city to introduce them to the services available from Development Services. This also includes services from the Aurora-South Metro Small Business Development Center (SBDC), Chamber of Commerce, and Visit Aurora for tourism and hospitality. They are creating the list and taking out businesses that are more service-oriented that do not qualify for most services offered. The staff stays in constant communication with retail landlords and brokers and attends local and regional events to meet with tenants and market the city. Together with the SBDC, city staff assist with incubation programs and teach new players about writing business plans, online marketing, technology, etc.

- CM Jurinsky mentioned that Trevor Vaughn in Tax and Licensing sends out notices to people that have liquor licenses in the city. She added that she wants to have a copy of the letter and suggested sending it to existing businesses as well. Andrea Amonick said that they can put together a letter indicating all the services they provide. She added that they are happy to do this and work with T. Vaughn.
- CM Lawson asked if there is any interest in bringing clothing stores, boutiques, or high-end stores to Aurora. She said that they can add these so people do not need to go to other areas such as Park Meadows or Cherry Creek to shop. A. Amonick said that they have met with smaller center owners with vacancies to talk about the kinds of businesses that they are looking for. She mentioned that they are looking to offer incentives to shop owners for taking in smaller businesses that are not credit tenants.
- B. Oliva stressed that retail is a dominant conversation at ICSC, and they are not ignoring retail in place of restaurants. He mentioned that they talk to anchor tenants, junior anchors, and brokers. Some are looking to be specifically in Aurora. He said that the retail community is competing directly with online selling, and they have to convince the retailers to open stores and show them their customer base. He said that restaurants do not have the same situation in which they do not compete with Amazon, but they compete with chains. Restaurants also have issues with delivery and meal replacement. He said that they can have conversations about putting together a retail program just as they have done for the restaurant program.
- CM Lawson stated that she has not seen the different trends or mix of retail. She mentioned that there is no diversity of stores for different economic brackets. B. Oliva agreed and said that they should focus on a retailer program if they want to start going after better names such as Zara.
- Mayor Pro Tem Bergan asked if they could track who goes from Aurora to Park Meadows through the placer data heat map. B. Oliva said yes. Mayor Pro Tem

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Bergan said that she would like to see this. She mentioned that they get sales in the city but there are also a lot of sales that leave.

Outcome:

For information only.

Follow-up Action:

None required.

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4.a. Aurora Economic Development Council

- Yuri Gorlov

NO REPORT

4.b. Havana Business Improvement District

- Chance Horiuchi:

Chance provided a brief update and submitted the same to be included in the agenda packet.

4.c. Aurora Chamber of Commerce

- Kevin Hougen:

NO REPORT

4.d. Planning Commission

- Melvin Bush:

NO REPORT

4.e. Oil and Gas Committee

- Brad Pierce:

NO REPORT

4.f. Business Advisory Board

- Garrett Walls

NO REPORT

4.g. Retail

- See item 3.d.

4.h. Small Business

- Elena Vasquez:

NO REPORT

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4.i. Visit Aurora

- Bruce Dalton

NO REPORT

5. CONFIRM NEXT MEETING DATE

Scheduled for August 10, 2022, at 8:30 AM MT.

6. ADJOURNMENT

APPROVED: _____
Danielle Jurinsky, Committee Chair



CITY OF AURORA

Council Agenda Commentary

Item Title: Retail Redevelopment Policy Update
Item Initiator: Andrea Amonick, Development Services Manager
Staff Source/Legal Source: Andrea Amonick, Development Services Manager /Rachel Allen, Client Group Manager
Outside Speaker: N/A
Council Goal: 2012: 5.7--Develop and maintain an aggressive retail retention and expansion strategy

COUNCIL MEETING DATES:

Study Session: 8/15/2022

Regular Meeting: N/A

ITEM DETAILS:

Update of the Existing Retail Redevelopment Policy Guidelines

Sponsor: Franciose Bergan, Mayor Pro Tem

Staff Source(s): Andrea Amonick, Development Services Manager/ Bob Oliva, Retail/Commercial Supervisor

Legal Source(s): Rachel Allen, Client Group Manager/Brian Rulla, Assistant Attorney II

Estimated Presentation/Discussion Time: 5/10 minutes

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

- | | |
|---|--|
| <input checked="" 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 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: Planning & Economic Development

Policy Committee Date: 8/10/2022

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

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

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

In July of 2012 (ten years ago), the Aurora City Council considered and supported policy guidelines for an incentive program to assist retail owners and landlords with upgrading and improving their properties to attract new users. At that time the policy was primarily focused on implementing physical changes to the space in order to attract new users, rather than focusing on the strategies to attract desirable tenants (i.e., rent and cost concessions) that are commonly requested by top tier retailers in order to locate at specific locations.

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

Although the original guidelines did not prohibit these kinds of incentives, as the Aurora market has changed and grown, and as staff has reviewed the guidelines in light of conversations with retailers, brokers and owners at ICSC and other meetings, staff is proposing updates to the Retail Redevelopment Policy Guidelines that expand Council's ability to provide incentives for the re-tenanting of vacant spaces.

QUESTIONS FOR COUNCIL

Does the PED Policy Committee wish to support the proposed changes to the Retail Redevelopment Policy Guidelines and forward same to the August 15th Study Session for review and consideration?

LEGAL COMMENTS

Each department head may, subject to the approval of the city manager or the manager's designee, promulgate departmental rules and regulations. (City Code § 2-147) (Rulla)

PUBLIC FINANCIAL IMPACT

- YES NO

If yes, explain: The guideline change just clarifies Council's intent in the provision of incentives to attract desirable retail tenants to vacant spaces.

PRIVATE FISCAL IMPACT

- Not Applicable Significant Nominal

If Significant or Nominal, explain: The guideline change just clarifies Council’s intent in the provision of incentives to attract desirable retail tenants to vacant spaces. Individual incentives will still be approved individually by the City Council.

**RETAIL REDEVELOPMENT SALES AND USE TAX INCENTIVES:
POLICY GUIDELINES
(amended DATE)**

PURPOSE: The city is authorized to provide retail “redevelopment” incentives under Section 130-267(B) of the city’s Sales and Use Tax Ordinance. The purpose of this incentive is to encourage re-tenanting, redevelopment, major investment and physical improvement of vacant, deteriorated or outdated existing space for new retail/mixed uses. The incentive should help offset the costs of rehabilitating or reconfiguring spaces or the property to accommodate new and highly desirable tenants, current concepts and layouts. In any case, a noticeable change should occur that will make the property more functional and/or physically attractive and create a noticeable, transformation of the retail uses and have a positive impact on city revenues, and perceptions of adjacent neighborhoods and property.

ELIGIBLE PROJECTS: Eligible redevelopment projects must be “transformative” in nature and generate new tax revenue for the city. For a project to be considered transformative, it should: 1) create a noticeable physical change, with aesthetic qualities approved by the city, to a building at least 10,000 square feet in size. In the case of large scale physical improvements then the “improved” space should constitute at least 50% of the owner’s square footage; and 2) result in a significant, positive, noticeable change in the public perception of the space or shopping center and/or result in the removal of a public “eyesore” (i.e., excessive vacancies, site/building deterioration).).

FUNDING: Eligible projects may receive a partial rebate of net, new taxes based on one of two tiers. In evaluating the structure of each incentive, the city takes into consideration the potential economic impact of a project, accounting for cannibalized sales and the need presented by the developer.

TIER I PROJECTS: Projects meeting the “transformative” criteria may qualify for a partial rebate of sales and use taxes up to the amount of all eligible permit fees (i.e. planning and building permits) and use taxes paid that are attributable to the project. Eligible costs/fees are those directly related to the “transformative” improvements (i.e. façade and landscape improvements).

TIER II PROJECTS: Projects meeting the “transformative” criteria may qualify for a partial rebate of new sales and/or use taxes up to 30% of total project costs. Generally, the portion of new taxes available for the incentive will be capped at 50%, and the length of the incentive at the lesser of 10 years or the life of the new tenant lease. The value of Tier II support will be based on:

- **New Revenue Generation:** Projects that have lower “incentive-to-net new revenue” ratios will receive stronger consideration. Applicants may be required to pay for an independent assessment of projected sales cannibalization.
- **Project Need:** To be eligible for Tier II assistance, projects must provide documentation that clearly demonstrates financial need and positive fiscal impact on city revenue.
- **Facilitation of Redevelopment goals:** Projects should facilitate the goals and standards of the city’s Mixed-Use zoning such as: vertical and horizontal mixed uses on site; having high quality and creative design to ensure competitive and economically valuable infill locations; providing new choices not currently available in terms of places to live and locate businesses within the city; creating new, popular public spaces that attract people and help improve property values in surrounding areas; and completing pedestrian and bicycle connections to surrounding sites and neighborhoods.
- **Job Creation:** Projects that include or facilitate the creation of a reasonable number of primary or well-paying jobs at the project site.

**RETAIL REDEVELOPMENT SALES AND USE TAX INCENTIVES:
POLICY GUIDELINES
(July 9, 2012)**

PURPOSE: The city is authorized to provide retail “redevelopment” incentives under Section 130-267(B) of the city’s Sales and Use Tax Ordinance. The purpose of this incentive is to encourage re-tenanting, redevelopment, major investment and physical improvement of vacant, deteriorated or outdated existing space for new retail/mixed uses. The incentive should help offset the costs of rehabilitating ~~deteriorated space~~ or reconfiguring spaces or the property to accommodate new and highly desirable tenants, ~~more~~ current concepts and layouts. In ~~either any~~ case, a significant noticeable change should occur that will make the property more functional and/or physically attractive ~~and/or functional~~ and create a noticeable, ~~physical~~ transformation of the ~~space for~~ retail uses and have a positive impact on city revenues, and perceptions of adjacent neighborhoods and property ~~ies~~.

ELIGIBLE PROJECTS: Eligible redevelopment projects must be “transformative” in nature and generate new tax revenue for the city. For a project to be considered transformative, it should: 1) create a significant noticeable physical change, with aesthetic qualities approved by the city, to a building at least 10,000 square feet in size. ~~If the building(s) In the case of large scale physical improvements then the “improved” space should is functionally part of a shopping center (by design, access or contiguity), then that building(s) must~~ constitute at least 50% of the owner’s that shopping center’s building square footage; and 2) result in a significant, positive, noticeable change in the public perception of the building space or shopping center and/or result in the removal of a public “eyesore” (i.e., excessive vacancies, site/building deterioration). ~~(if part of a shopping center) and/or result in the removal of a public “eyesore” (i.e., excessive vacancies, site/building deterioration).~~

FUNDING: Eligible projects may receive a partial rebate of net, new taxes based on one of two tiers. In evaluating the structure of each incentive, the city takes into consideration the potential economic impact of a project, accounting for cannibalized sales and the need presented by the developer.

TIER I PROJECTS: Projects meeting the “transformative” criteria may qualify for a partial rebate of sales and use taxes up to the amount of all eligible permit fees (i.e. planning and building permits) and use taxes paid that are attributable to the project. Eligible costs/fees are those directly related to the “transformative” improvements (i.e. façade and landscape improvements).

TIER II PROJECTS: Projects meeting the “transformative” criteria may qualify for a partial rebate of new sales and/or use taxes up to ~~40~~30% of total project costs. Generally, the portion of new taxes available for the incentive will be capped at 50% and the length of the incentive at the lesser of 10 years or the life of the new tenant lease. The value of Tier II support will be based on:

- New Revenue Generation: Projects that have lower “incentive-to-net new revenue” ratios will receive stronger consideration. Applicants may be required to pay for an independent assessment of projected sales cannibalization.
- **Project Need:** To be eligible for Tier II assistance, projects must provide documentation that clearly demonstrates financial need and positive fiscal impact on city revenue.
- ~~New Revenue Generation:~~ Projects that have lower “incentive to net new revenue” ratios will receive stronger consideration. Applicants may be required to pay for an independent assessment of projected sales cannibalization.
- **Facilitation of Sustainable Infill Redevelopment (SIR) zoning goals:** Projects should facilitate the goals and standards of the city’s Mixed-Use SIR zoning such as: vertical and horizontal mixed uses on site; having high quality and creative design to ensure competitive and economically valuable infill locations; providing new choices not currently available in terms of places to live and locate businesses within the city; creating new,

popular public spaces that attract people and help improve property values in surrounding areas; and completing pedestrian and bicycle connections to surrounding sites and neighborhoods.

- **Job Creation:** Projects that include or facilitate the creation of a reasonable number of primary or well-paying jobs at the project site.



CITY OF AURORA

Council Agenda Commentary

Item Title: Aerotropolis District /Northeast Aurora Development Update
Item Initiator: Mindy Parnes, Long Range Planning Manager
Staff Source/Legal Source: Mindy Parnes, Dan Money, Senior Assistant City Attorney
Outside Speaker: None
Council Goal: 2012: 5.0--Be a great place to locate, expand and operate a business and provide for well-planned growth and development

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Update regarding the ongoing development in Northeast Aurora and the alignment of Aertropolis Parkway

Staff Source(s) Mindy Parnes, Long Range Planning Manager/ Mac Callison, Transportation Planning Supervisor / Dan Money, Senior Assistant City Attorney

Estimated Presentation/Discussion Time: 15/10 minutes

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

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

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: 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 2021, the City Council adopted a resolution to rename the Harvest/Powhatan arterial road alignment as Aerotropolis Parkway to serve as the gateway to our Aerotropolis District in northeast Aurora. Development activity in the area is everchanging and rapidly growing. This is a summary of development activity in this key area of the city.

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

Staff from Planning and Development Services along with Public Works and the Office of Development Assistance will provide an overview of development activity in Northeast Aurora known as the Aerotropolis District outlining the new alignment of Aerotropolis Parkway.

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

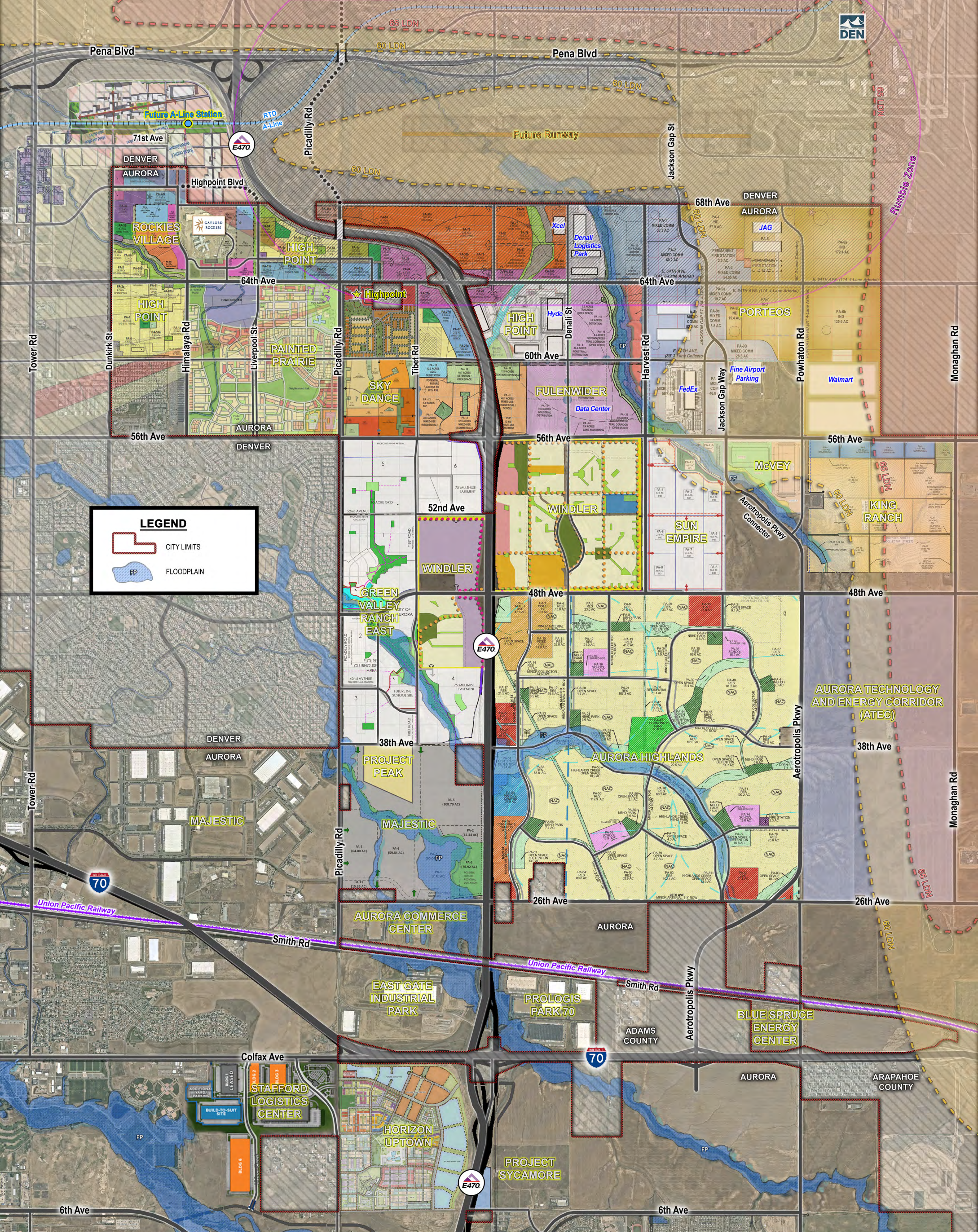
- YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

- Not Applicable Significant Nominal

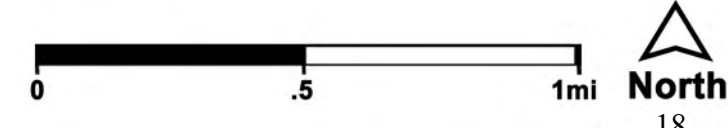
If Significant or Nominal, explain: N/A



LEGEND

- CITY LIMITS
- FLOODPLAIN

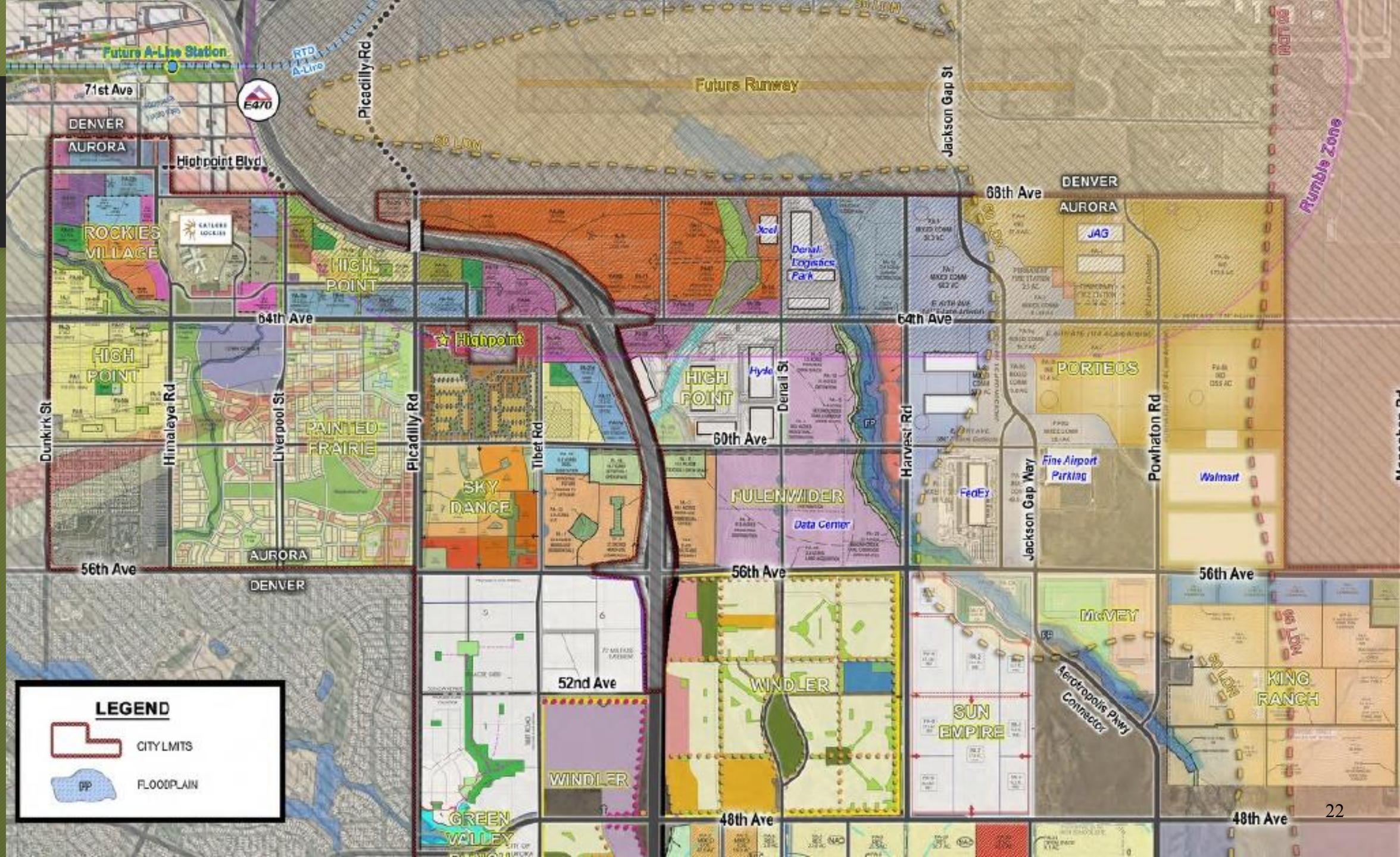
NORTHEAST AREA DEVELOPMENT MAP




Aerotropolis/Northeast Aurora Development Update

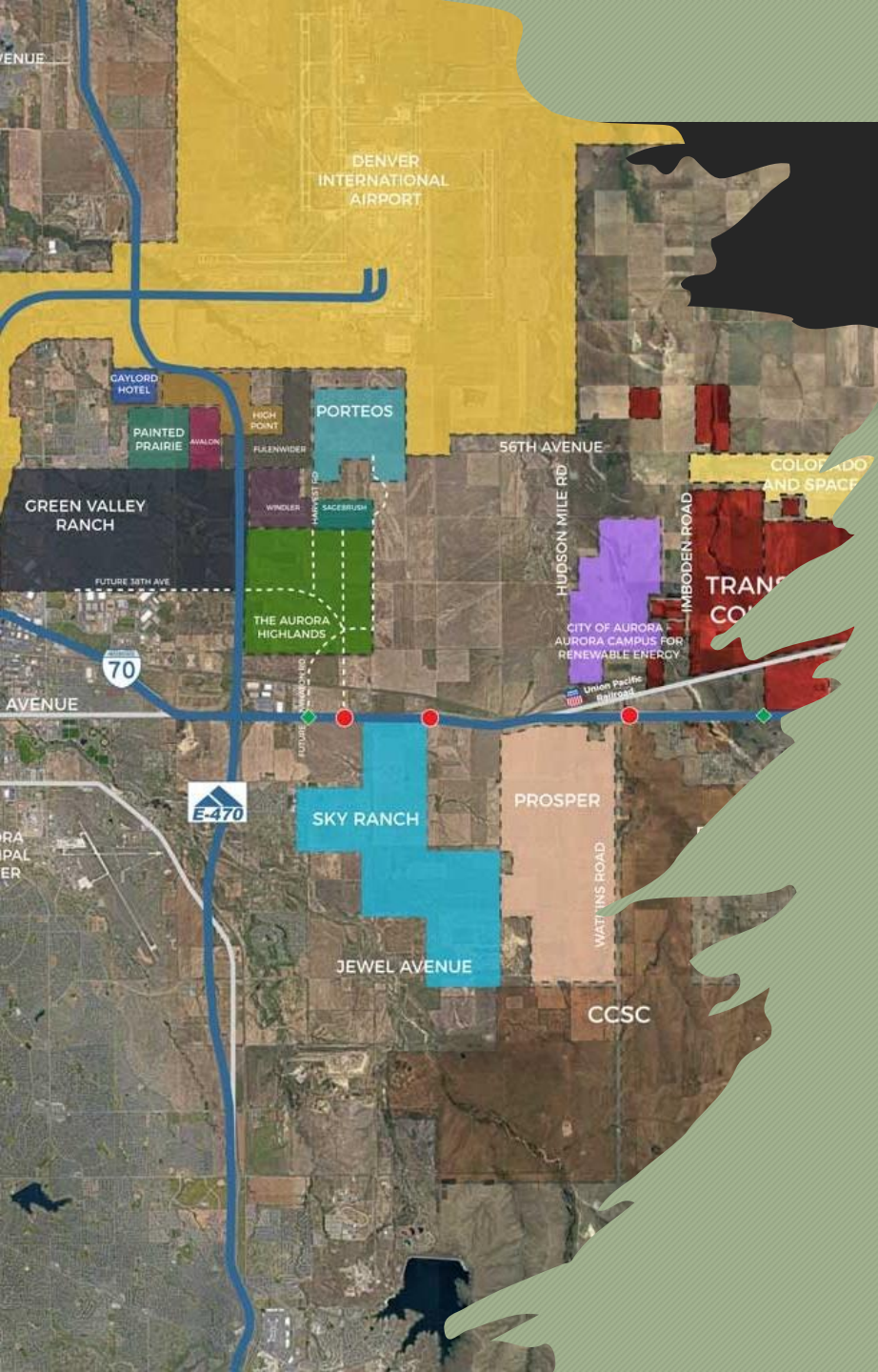
Planning and Economic Development Policy Committee

August 10, 2022



LEGEND

-  CITY LIMITS
-  FLOODPLAIN



Northeast Aurora / Emerging Aerotropolis

Major Residential

- **Painted Prairie**
644 Acres
4200 Planned Units
400 Constructed Units
- **The Aurora Highlands**
2500 Acres
12,487 Planned Units
360 Units Appd. & Under Const.
- **High Point**
425 Acres Resid/Mixed Use
2717 Planned Units
700 Constructed Units
- **Green Valley Ranch East**
588 Acres
2,600 Planned Units
350 Approved/Under Const.
- **Windler**
840 Acres
5,000 Planned Units

Commercial Development

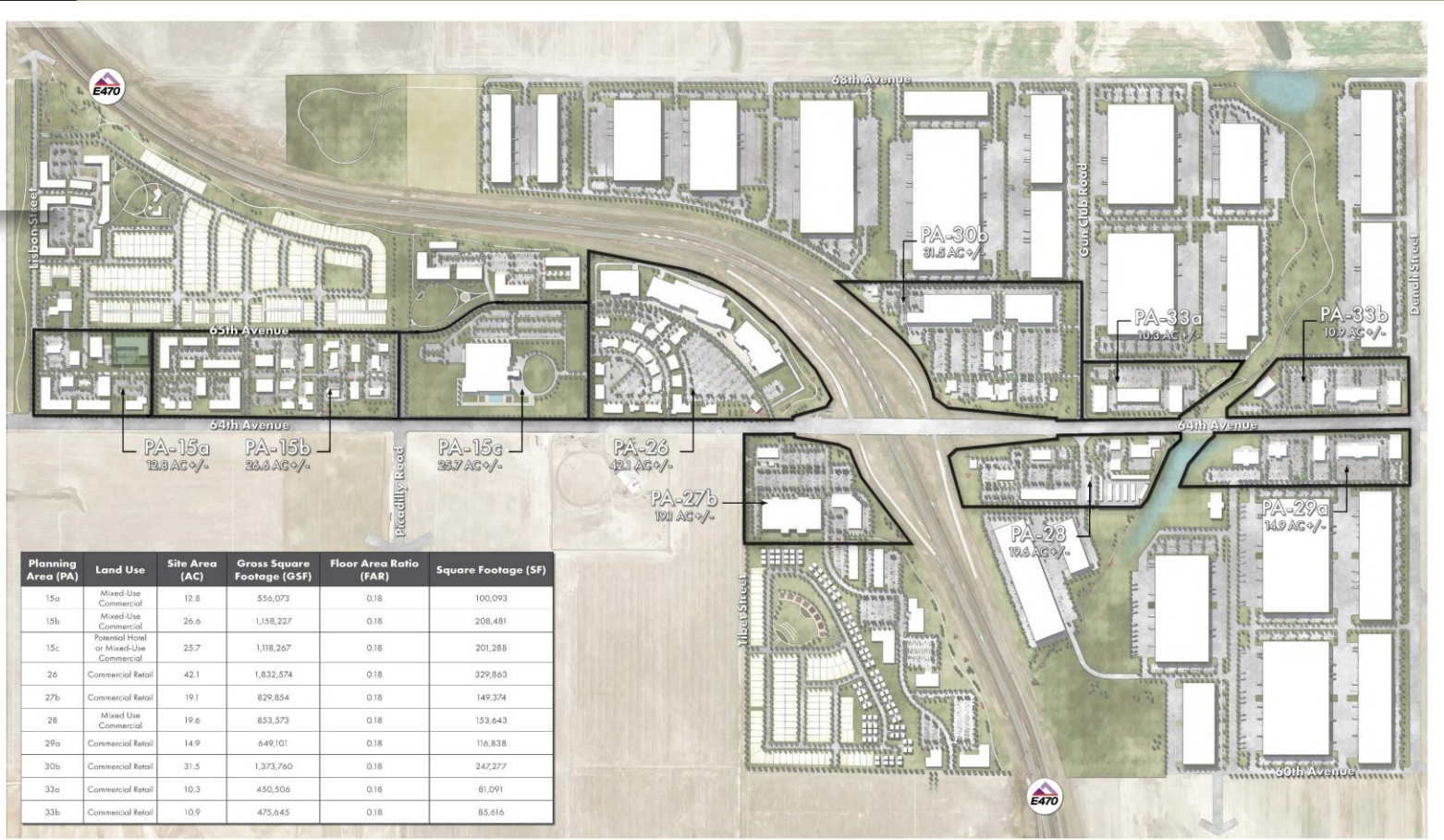
- **Gaylord Rockies Hotel**
1.9 Million SF
1,500 Rooms
Built 2017
20% Expansion proposed
- **Painted Prairie Town Center**
59.25 Acres
- **High Point**
126 Acres
- **Rockies Village**
130 Acres
Mixed Use
Not active
- **Windler**
223 acres Comm/Mixed Use

Industrial Development

- **Porteos**
750 Acres
Retail, Restaurant, Hotel, Office/Flex, Industrial and Aviation
- **High Point**
365 Acres
Large Scale Industrial Whse.
- **Fulenwider**
726 Acres
Industrial, Mixed Use, 1200 units of multifamily
- **Majestic**
1610 Acres
Large Scale Industrial Whse, Retail and Restaurant uses
- **Prologis**
571 Acres
Large Scale Industrial

High Point - Residential, Mixed Use, Commercial, Industrial

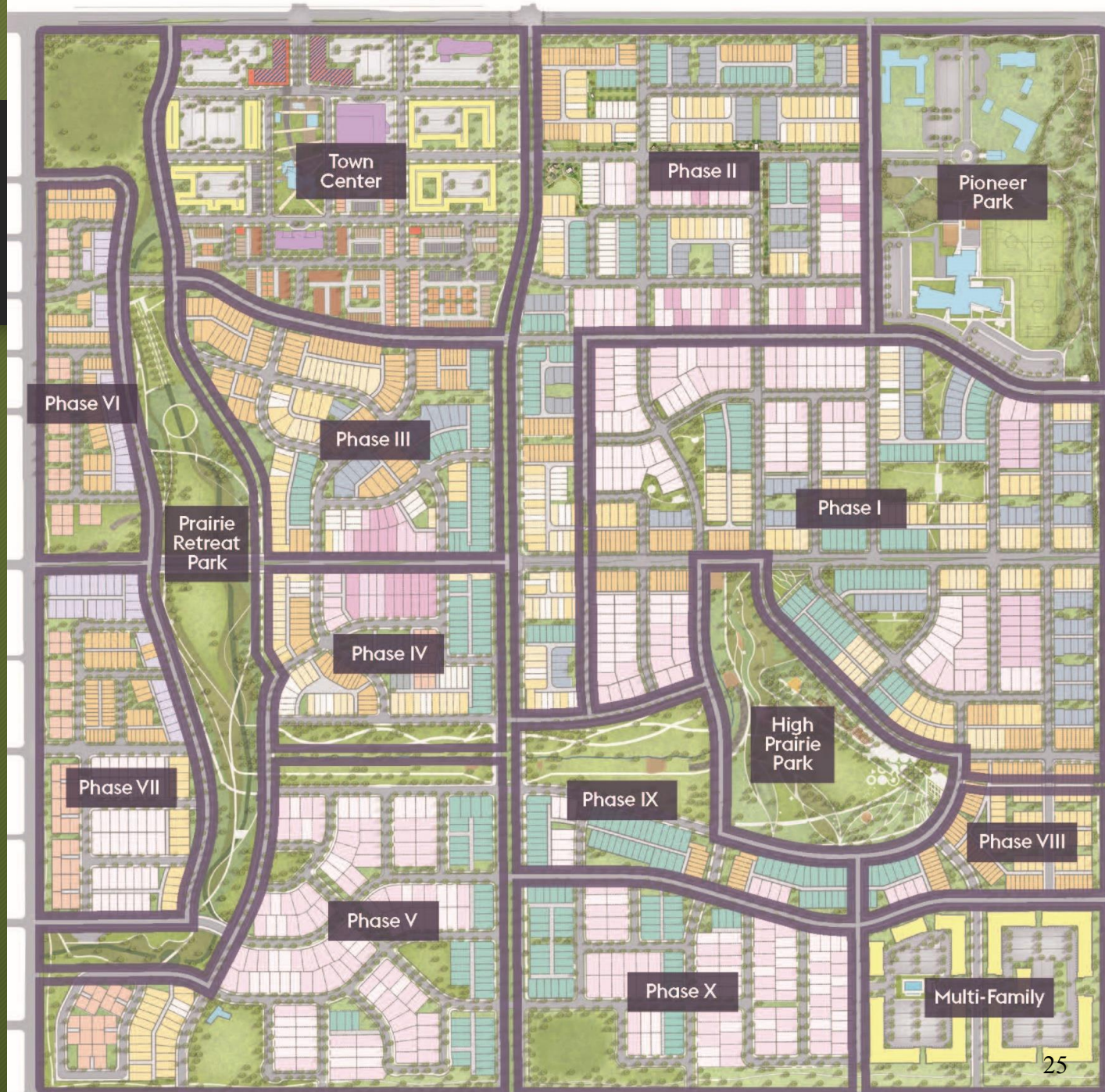
- 299 acres residential
- 126 acres mixed-use
- 126 acres commercial
- 365 acres industrial
- 2,717 planned residential units
- 700 units completed
- Filings under review for multiple uses and infrastructure



HIGH POINT

Painted Prairie

- 644 acres
- 4,200 planned units
- 400 units completed
- 59-acre Town Center
- Additional phases under construction and under review for Town Center, residential and associated infrastructure, including 64th.





Painted Prairie

The Aurora Highlands

- 2,500 acres
- 12,487 planned units
- Approx. 360 units Approved/Under construction
- Multiple phases in progress for residential lots and associated infrastructure.



The Aurora Highlands





Green Valley Ranch East

Green Valley Ranch East

- 588 acres
- 2,600 planned units
- Approx. 350 units approved/under construction
- Multiple other filings under review.



Windler

- 840 acres
- 5,000 planned residential units
- 223 acres planned Industrial/Commercial/Mixed Use
- Master plan with amendments & site plans currently in process





Gaylord Rockies Resort

2nd Phase approved. Construction pending

Porteos

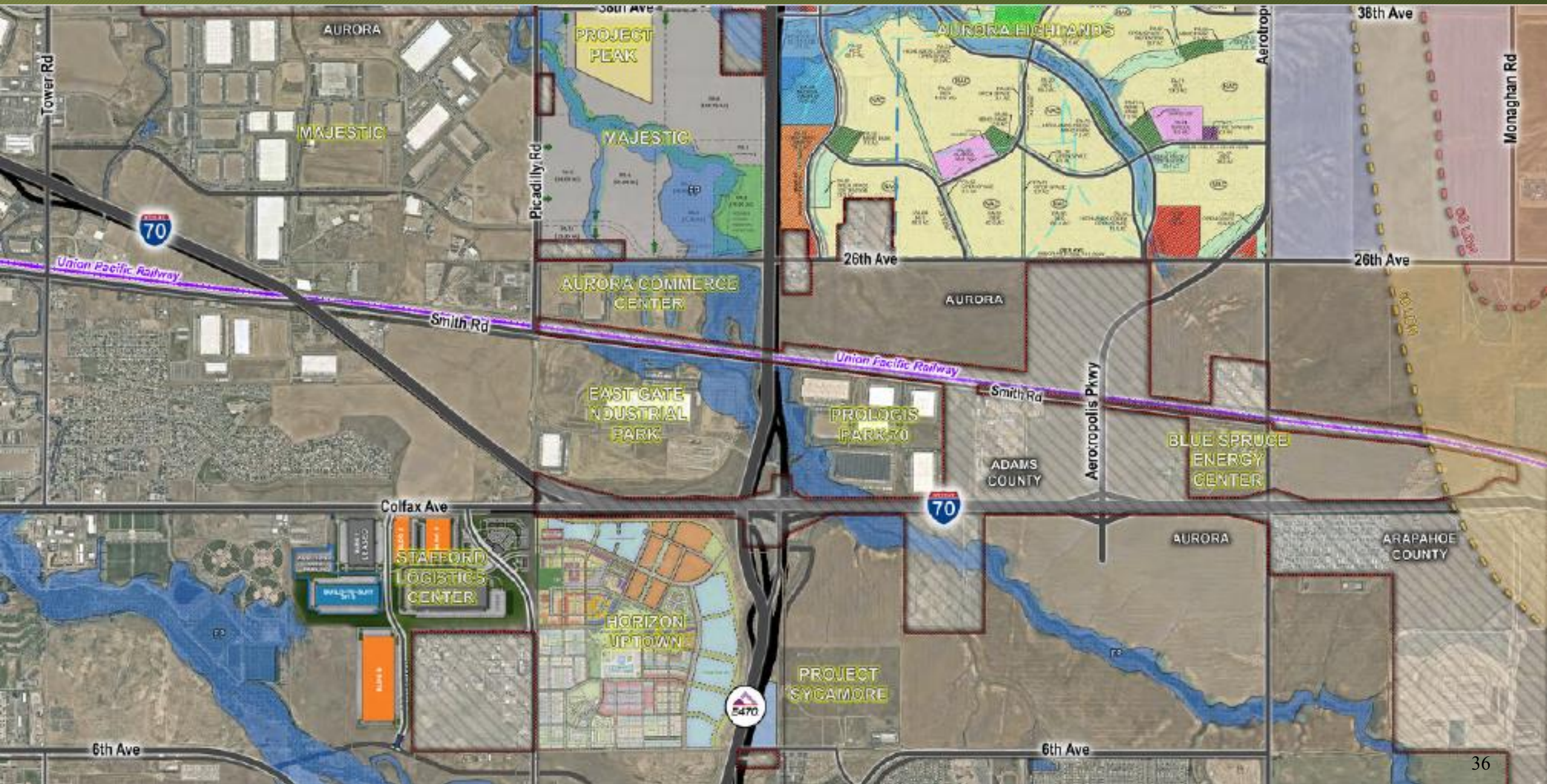
- 750 acres
- Planned office/flex, industrial, aviation, retail, hotel, restaurant
- Several buildings completed, construction ongoing, plans for various areas under review



JAG Logistics

- 250 acres
- Buildings 1 and 2 Complete





Majestic Commercenter

- 1,610 acres
- 11M SF of industrial with 6,871,000 built
- Major projects under construction, nearing completion



Aurora Commerce Center

- 153 acres
- Industrial buildings ranging from 130,000 SF to 600,000 SF
- Several buildings completed or under construction,



Stafford Logistics



- 368 acres
- Industrial buildings ranging from 130,000 SF to 600,000 SF
- Several buildings completed or under construction

Prologis Park 70

- 571 acres
- Industrial buildings ranging from 130,000 SF to 1,000,000 SF
- 995,000 sf under review



@ Co

South of I-70 Horizon Uptown

- 503 acres
- 7,700 planned residential units
- 3,687,000 square feet planned Commercial/Mixed Use



Development Update Presentation

Questions?



CITY OF AURORA

Council Agenda Commentary

Item Title: Aurora Economic Development Strategy
Item Initiator: Daniel Krzyzanowski, Planning Supervisor
Staff Source/Legal Source: Daniel Krzyzanowski, Planning Supervisor, and Jennifer Orozco, Senior Development Project Manager / Daniel Money, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 5.0--Be a great place to locate, expand and operate a business and provide for well-planned growth and development

COUNCIL MEETING DATES:

Study Session: 9/19/2022

Regular Meeting: N/A

ITEM DETAILS:

Item Title: Proposal for the creation of an Aurora Economic Development Strategy

Staff Sources: Daniel Krzyzanowski, Planning Supervisor, and Jennifer Orozco, Senior Development Project Manager, Planning and Development Services Department

Legal Source: Daniel Money, Senior Assistant City Attorney

Outside Speaker: None

Estimated Presentation / Discussion Time: 10 / 10 minutes

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

- | | |
|---|--|
| <input checked="" 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 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.)

Staff is proposing the creation of an Aurora Economic Development Strategy (EDS) that will provide a deep-dive into the economic development landscape of the city through data collection, interviews with key employers and decision-makers, and analysis of trends, existing conditions and community aspirations. The analysis will inform strategies to create a long-term economic vitality that capitalizes on existing assets and opportunities utilizing a "placetype" approach consistent with Aurora Places, the City's comprehensive plan.

The strategy will answer the following questions as they relate to economic development efforts in the city:

- o Where are we today?
- o Where do we see ourselves in 5/10/20 years?
- o How do we ensure that economic prosperity is shared by all?

Overarchingly, the strategies outlined in the EDS are intended to:

- o Strengthen and diversify the economic base of Aurora employers,
- o Generate great jobs and income growth in Aurora,
- o Identify opportunities and tools for businesses, emerging entrepreneurs & workforce development partners,
- o Magnify residents' economic impact by promoting and better capturing "local spend" strategies and growing Aurora-based businesses, and
- o Increase Aurora's regional prominence and attractiveness as a destination for investment in key areas of business, culture, entertainment, tourism, trade shows and conferences.

The city's comprehensive plan identifies the creation of an economic development strategy as a priority. Further, a stronger link between the Aurora Places plan and a sound economic development strategy will provide the foundation for policies that target financially sustainable land use patterns and capitalize on partnerships with economic development partners and stakeholders.

Aurora's economic development efforts are split among several organizations, including the City of Aurora, Aurora EDC, Aurora Chamber, Visit Aurora and others. Given the number of organizations at work, it is critical to build upon shared priorities, resources, and data, and ensure that all segments of Aurora's local economy are being addressed.

Staff's presentation will provide further depth into the purpose of the strategy, desired outcomes, and the process and stakeholder participants that would be involved in creation of the Economic Development Strategy.

QUESTIONS FOR COUNCIL

Should staff bring forward the proposed strategic planning study for City Council consideration at the September 19 Study Session?

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.



CITY OF AURORA

Council Agenda Commentary

Item Title: A Resolution in Support of Enhanced Design Guidelines for Chase Drains
Item Initiator: Victor Rachael, Deputy Director of Public Works Engineering
Staff Source/Legal Source: Victor Rachael, Deputy Director of Public Works Engineering / Michelle Gardner, Sr. Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 3.0--Ensure excellent infrastructure that is well maintained and operated.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Long Title: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, IN SUPPORT OF ENHANCED DESIGN GUIDELINES FOR INSTALLATION OF CHASE DRAINS AS A PART OF NEW DEVELOPMENT IN AURORA

Sponsor: Mayor Pro Tem Francoise Bergan

Staff Source: Victor Rachael, Deputy Director of Public Works Engineering / Michelle Gardner, Sr. Assistant City Attorney

Estimated time: 5 min presentation / 5 min discussion

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.)

N/A

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

The proposed resolution supports current efforts within the City to address concerns regarding water draining from residential homes, over the sidewalk, and into the roadway stormwater conveyance system. In addition, it supports a look-back provision of 12 months from the time a person or family closes on a home, to notify the homebuilder and City of a drainage issue. City staff would then review the concern and determine if a chase drain is appropriate, if so then the home builder would then be required to complete the installation.

QUESTIONS FOR COUNCIL

Does the committee support advancing this resolution to the next available Study Session for consideration and approval?

LEGAL COMMENTS

The Council shall have all legislative powers of the city and all other powers of a home rule city not specifically limited by the Constitution of the State of Colorado and not specifically limited or conferred upon others by the Charter. (City Charter 3-9) Council members have authority to place items on the council agendas. Each such item shall indicate the party requesting the item. (City of Aurora City Council Rule of Order and Procedure Section B.2(a)) (M. Gardner)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A

RESOLUTION NO. R2022 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA,
COLORADO, IN SUPPORT OF ENHANCED DESIGN GUIDELINES FOR INSTALLATION
OF CHASE DRAINS AS A PART OF NEW DEVELOPMENT IN AURORA

WHEREAS, water drainage on and over sidewalks causing icy conditions due to cold weather is a city-wide concern of residents in the City of Aurora (“City”); and

WHEREAS, the City, through its police power and lawful authority as a home-rule city, is undertaking water conservation efforts that include making revisions to existing design and development code requirements and departmental rules and regulations; and

WHEREAS, the citizens of Aurora will benefit from the City requiring new development design standards that improve water drainage on and across sidewalks, which can be enforced through codes and regulations adopted by the City including, but not limited to, the Roadway Design & Construction Specifications Manual (“Roadway Manual”); and

WHEREAS, the City is currently in the process of revising the adopted 2016 Roadway Manual pursuant to the authority granted to the City Engineer; and

WHEREAS, the revisions to the 2016 Roadway Manual are anticipated to be adopted and implemented in late fall/early winter of 2022; and

WHEREAS, the Roadway Manual, Chapter 4.03, addresses “Drainage” and provides the minimum acceptable criteria for the design and construction of the city's infrastructure, including: roadway sections and sidewalks; traffic, signals, signage, striping, and traffic control; pavement design, materials, and installation requirements; street lighting; civil plan submittals requirements and process; and

WHEREAS, revisions to the 2016 Roadway Manual provide for multi-family, commercial, or industrial developments storm water from concentrated points of discharge from a storm event shall not be allowed to flow over internal, private sidewalks and perimeter, public sidewalks, but shall drain to the roadway by the use of chase sections; and

WHEREAS, revisions to the 2016 Roadway Manual provide an updated chase drain detail, including flexibility in size and material specifications; and

WHEREAS, single-family developments side yard points of discharge from storm event are allowed to flow over the public sidewalk, unless the drainage design is two lots or greater draining through adjacent/common side yard swale where a chase will be required; and

WHEREAS, the builder will be the responsible party required to install a chase if more than one single family home sump pump is directed to a side yard swale; and

WHEREAS, water-wise landscaping is recommended and promoted, with programs offered to residents, to conserve water and help address flows across curbside landscaping; and

WHEREAS, the City supports requiring the builder to install a chase, to address water drainage on and over sidewalks, at the request of a new residential home buyer, for a period of twelve (12) months from the date of purchase of a new home; and

WHEREAS, the City Council of the City of Aurora desires to express its support to protect the safety of its citizens by establishing design guidelines and requirements specifying when chase drains must be installed as part of new development within the City of Aurora; and

WHEREAS, pursuant to City Charter 3-9, the City Council of the City of Aurora has all legislative powers of the City and all other powers of a home rule city not specifically limited by the Constitution of the State of Colorado and not specifically limited or conferred upon others by the Charter; and

WHEREAS, pursuant to City Charter 5-1, the City Council of the City of Aurora shall have the power to act by ordinance, resolution or motion and may adopt policies as it deems proper and advisable.

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

Section 1. The Resolution in Support of Enhanced Design Guidelines for Installation of Chase Drains as a Part of New Development in Aurora is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver this Resolution in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All prior Resolutions or any parts that are inconsistent herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2022.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

Michelle Gardner

MICHELLE GARDNER, Sr. Assistant City Attorney

ITEM 4.B 8.2022 PED HBID NOTES

On Havana Street Update Notes:

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

Argenta Update: 333 Havana Street

Here is the link: <https://onhavanastreet.com/argenta-update-2022/>

Notes from Legend Partners: "We are working on leasing a new project on Havana Street in Aurora. The project is named Argenta, and we are expecting to deliver the first building in December of this year. The first building is going to be a condo building, with 32 condo units. In addition to the condo units, we have 16,495 square feet of space available for lease. We can cut up that space to any size that is suitable for prospective tenants.

For new construction and high visibility retail, the project is very affordable. We are asking +/- \$25-28/sf + \$10 NNN."

Contact for more information:

Nate Hansen

Legend Partners

2000 S. Colorado Blvd

Colorado Center // Annex 320

Denver, CO 80222

720-529-2881

NHansen@legendllp.com

www.legendllp.com

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

- **Win Gas Cards from the Havana Motor Mile: Visit <https://onhavanastreet.com/havana-motor-mile/> to enter to win!**
- **Bonfire Event Co. Presents the [Havana Street Global Market](#)**
 - **DATES & TIMES:** *July to September 2022
 - **NEXT GLOBAL MARKET is August 13th, 2022**
 - August 27th September 10th & 24th
 - 10-2pm
 - **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!
 - **Roaming street magic from [Magic Realty Inc](#)**
 - **Taste of On Havana Street at the Havana Street Global Market:** Korean Choco pies and COLD strawberry and banana milk from M Mart (popular Korean refreshing beverage)

- **Win Gas Cards and Gift Card Giveaways from On Havana Street vendor booth**
- **International Snack Giveaways to the 1st 100 Attendees** - OHS purchased snacks from from [Rocket Fizz Aurora](#), [M Mart](#), [El Pulgarcito de America en Colorado](#), [Solomon's Grocery & European Deli](#) and [Nana African Market](#). Sponsored by the Havana Business Improvement District.
- **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.
-
- **Apply to be a vendor & Learn More** [Here](#)
- Also, be sure to check out the beautiful art mural on the wall by [TOUS les JOURS Colorado](#) created by extremely talented [KiriLeigh](#) Jones. Take a selfie and use hashtag [#HavanaStreetGlobalMarket](#) for a chance to win a gift card to Milkroll Creamery

Chance Horiuchi
(She, Her, Hers)
Havana Business Improvement District
On Havana Street
Executive Director

MEMO

TO: COUNCIL MEMBER DANIELLE JURINSKY, CHAIR PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE
COUNCIL MEMBER ANGELA LAWSON
COUNCIL MEMBER DUSTIN ZVONEK

FROM: BRAD PIERCE, CHAIR OIL AND GAS ADVISORY COMMITTEE

SUBJECT: OIL AND GAS ADVISORY COMMITTEE SECOND QUARTER 2022 REPORT

DATE: AUGUST 10, 2022

I am pleased to provide the Second Quarter 2022 Report of the activities of the Oil and Gas Advisory Committee. We had one meeting on WebEx in the Second Quarter on May 17, 2022.

May 17, 2022 Virtual Meeting on WebEx:

- Staff provided updates on current Oil and Gas Permit applications since March 31, 2022
- Staff provided an update of oil and gas inspections since March 31, 2022
- Public Comment:
 - None
- Jeffrey Moore provided information on two topics:
 - Reverse Setbacks: He provided a very thorough presentation which included definitions of the most important terms relevant to the topic. Mr. Moore explained the difference between “Primary Setbacks” and “Reverse Setbacks”. The reverse setbacks were placed into City Code in 2012 and was later inadvertently removed, so it was restored by Council in April, 2022. Mr. Moore said his Division was not seeking changes to the current 150’ reverse setback rule. The committee agreed the current 150’ reverse setback is adequate.
 - Easement around plugged and abandoned wells: Mr. Moore presented information on plugged wells including why wells need to be re-plugged, the basic process for replugging, and the equipment needed to do the job properly and safely. Mr. Moore described the need for a permanent easement to the City for space around all plugged wells of 200’ by 200’ and no permanent structures in that space. The committee agreed there should be a permanent easement around wells that have already been or will be plugged and abandoned.

- We discussed the committee members whose term expires on June 30, 2022. The committee recommended the re-appointment of Brad Pierce, Philip Holmes, and Marc Cooper. Subsequently James Spehalski submitted his application for re-appointment and the committee also recommended that he is re-appointed.
- The committee discussed topics for future meetings

Respectfully Submitted,



Brad Pierce
Chair, Oil and Gas Advisory Committee