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

Date: September 7, 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, Alicia Montoya, Andrea Amonick, Becky Hogan, Brad Pierce, Brandon Cammarata, Brian Rulla, Cathy DeWolf, Angela Lawson, Bob Oliva, Bruce Dalton, Chance H., Crystal Vigil, Daniel Krzyzanowski, Daniel Money, David Schoonmaker, Dustin Zvonek, Eva Mather, Jacob Cox, Jason Batchelor, Jeffrey Moore, Jennifer Orozco, Jessica Prosser, Jose Rodriguez, Julie Patterson, Karen Hancock, Leah Ramsey, Marisa Noble, Melissa Rogers, Melvin E. Bush, Michelle Gardner, Mindy Parnes, Rachel Allen, Scott Berg, Tod Kuntzelman, Victor Rachael, Yuriy Gorlov

1. CALL TO ORDER

2. APPROVAL OF AUGUST 10, 2022, DRAFT MINUTES–COUNCIL MEMBER JURINSKY

2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. City Center Vision Update

Summary of Issue and Discussion:

Jennifer Orozco and Daniel Kryzanowski presented this item. The Study Area is located at the intersection of Sable and Alameda. Attention has been placed on the town center Aurora site and the Metro Center. However, the key priority for the city should continue to be the City Center. There has been \$410 million spent on investment and infrastructure for the City Center, with some work being done on the City Hall, the I-225 interchange, light rail, pedestrian improvements, and drainage improvements. For future development, the goal is to make this Aurora’s

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downtown district, to serve a diversity for residents and visitors. There should be retail, restaurants, entertainment, employment opportunities, and commercial and housing opportunities. The goal is to draw people in, encourage them to spend time there, and come back again.

The Committee has talked with stakeholders and the community to develop a tangible draft action plan. The draft plan includes developmental standards that include building height, density, a mix of surface and garage parking, active main streets, walkable block sizes, and public spaces. This plan will help create a concentration of residents for community and economic activity. However, staff is continuing to clarify requirements and remove inconsistencies. Engaging the community does not change any development standards or existing plans but are recommendations until formal adoption. The plans that the city currently has will continue as the Committee works to create a final plan. It is also important to make sure that the near-term decisions will not close doors for the long-term development options.

The development plan is an incremental process using urban grid that is flexible and allows for ongoing progress moving forward into the future. The plan consists of City Council's adopted priorities and focuses on opportunities for the City Center and areas where the City Council will provide incentives to encourage development. This will help determine the improvements and developments the city may need for office development or job creation. Moreover, it will provide more opportunities for locally owned businesses, affordable housing, and enhanced retail, dining, arts, and entertainment districts. The plan will also recommend different options for district identity and branding, understand the stakeholders' interests, and the benefits that an organization can bring to the district by supporting public improvements, marketing, and business development.

The next step moving forward that staff has recommended is re-engaging with stakeholders in the area, such as the property owners, developers, and other representatives. This would be achieved by distributing and updating the draft plan for them to review through in-person and online outreach for final community input. Furthermore, re-engaging with the project Steering Committee member for the final draft to bring forward a final adoption draft for Planning and Economic Development (PED), Planning and Zoning, and Council consideration. Once the plan is approved and adopted, implementation will begin.

- CM Lawson remarked that this has been discussed for seven years and asked what the engagement timeline is and if there is a specific number of engagements that will be done. D. Kryzanowski replied that it is planned for the fall. He added he is going to the community and scheduling stakeholder meetings so that a final adoption draft can be brought forward in the winter.
- CM Zvonek asked who is on the Steering Committee. D. Kryzanowski stated that the developers of Park Side, Bill Parkhill developer of the Metro Center site, Washington Prime the Town Center, and property owners of

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City Play Shopping Center have all been involved. He also added that the city staff, Planning and Zoning Commission, representatives CM Gardner and former CM Berzins, Regional Transportation District (RTD), VisitAurora, Arapahoe County, and neighborhood organization representatives are involved as well.

- CM Zvonek then asked if the recommendations would go to those representatives and then come back to the PED Committee. D. Kryzanowski remarked they would.
- CM Jurinsky asked if the mall parking spaces will be available for the destinations. D. Kryzanowski answered that there is interest in development applications and redeveloping the parking lots into different developments. He added that parking spaces are expected. However, the mall and new developments need to provide appropriate parking. He also mentioned that there are current regulations around how much surface and how much garage parking is permitted in the area. There are recommendations in the plan as to how much should be provided. CM Jurinsky urged how important a large parking lot is and thanked the PED for the presentation.
- CM Lawson expressed her concern about a traffic study being involved, whether the crossing will be safe and if individuals can move in and around the area. D. Kryzanowski answered that what the city would like to do is consider if there are improvements to the streets and crossings to ensure movement between the four sectors is convenient and safe. He also mentioned that the city has processes for reviewing traffic for new development.
- Steve Sundberg asked if there has been talk about the construction or visualization of a multipurpose arena for events, concerts, or high school graduations that could be held in Aurora. D. Kryzanowski remarked that there are opportunities to add a multipurpose arena. He also said that there is a process underway to look citywide for an event or performing arts center. He also mentioned that the City Center would be a prime location for it. S. Sundberg expressed his concern that it would take a large amount of land space.

Outcome:

The committee unanimously approved this item.

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:
- NO REPORT

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

- Bob Oliva
- NO REPORT

4.h. Small Business

- Elena Vasquez
- NO REPORT

4.i. Visit Aurora

- Bruce Dalton
- NO REPORT

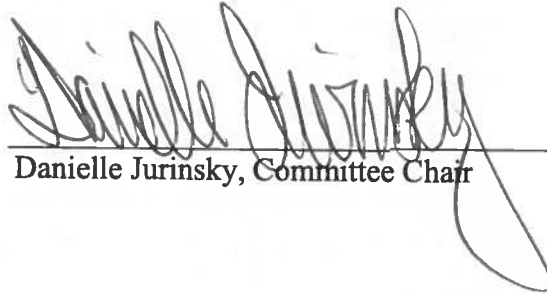
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5. CONFIRM NEXT MEETING DATE

Scheduled for October 12, 2022, at 8:30 AM MT.

6. ADJOURNMENT

APPROVED:



Danielle Jurinsky, Committee Chair